Land Supply

Industrial Area Plans

Development Approval

Financing

Infrastructure and Services

City Land Development

Marketing

Partnerships

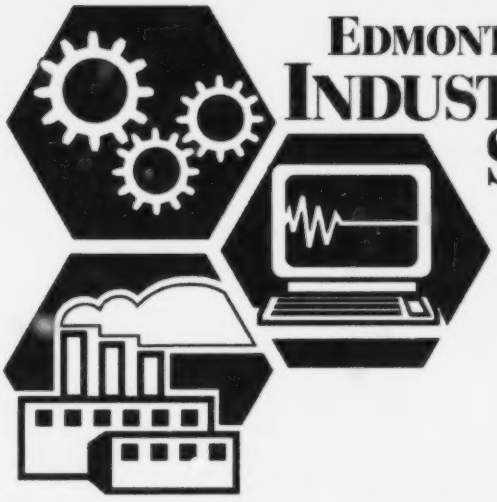
Monitoring

EDMONTON'S INDUSTRIAL LAND STRATEGY

AUGUST 27, 2002

THE CITY OF Edmonton PLANNING AND DEVELOPMENT

103-06297/



EDMONTON'S INDUSTRIAL LAND STRATEGY

Approved by City Council, August 27, 2002

For further information on Edmonton's Industrial Land Strategy, please contact:
Planning and Development Department
5th Floor, 10250-101 Street N.W.,
Edmonton, Alberta T5J 3P4,
or:

Gord Jackson at (780) 496-6117
Email: gord.jackson@edmonton.ca

Angela Hingston at (780) 496-6061
Email: angela.hingston@edmonton.ca

Copies of the strategy are available from:
Maps and Publications Office at
(780) 496-6160

Edmonton PLANNING AND DEVELOPMENT

© 2002
c/o 3rd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

All rights reserved. No part of this publication may be reproduced in any form, without the written permission of the City of Edmonton.

While expected to be accurate, the City of Edmonton does not warrant the quality, accuracy or completeness of this information or its use for any purpose.

Acknowledgements

The Industrial Land Strategy Coordinating Committee

Heather McRae M.C.I.P. (Chair), Director, Corporate Planning & Policy, Planning & Development
Rick Daviss, Director, Real Estate Services, Asset Management & Public Works
Chris Ward P.Eng, General Supervisor, Drainage Planning, Asset Management & Public Works
Alan Brownlee P.Eng, Director, Evaluation and Monitoring, Transportation & Streets
Helen Leskiw C.A., Business Partner Representative, Finance, Corporate Services
Mark Garrett M.C.I.P., Manager, Development Compliance Branch, Planning & Development
Brian Kropf, M.C.I.P., Director, Planning Services-North, Planning & Development
John Martin, Managing Director Site Location, Economic Development Edmonton
Konrad Siu P.Eng, Senior Infrastructure Officer, Office of Infrastructure, Asset Management & Public Works

Project Planners:

Gord Jackson M.C.I.P., Senior Planner, Corporate Planning & Policy, Planning & Development
Angela Hingston M.C.I.P., Principal Planner, Corporate Planning & Policy, Planning & Development

Contributors:

The members of the Coordinating Committee acknowledge the significant contributions made by City staff in all departments and by members of the public who contributed in the development of Edmonton's Industrial Land Strategy.

Cover Photograph Credits:

Intuit Canada Headquarters building, Photograph by Jim Dow, provided courtesy of Vivian Manasc, Principal, Manasc Isaac Architects Ltd.
Welder: Courtesy of The Edmonton Journal
Laboratory worker: Economic Development Edmonton
Aerial views: City of Edmonton Corporate Services

Inside Photograph Credits:

Courtesy of The Edmonton Journal and Economic Development Edmonton as indicated

Table of Contents

City Council's Vision for Economic Prosperity 1

The Goal 3

Introduction 5

Demand for Edmonton's Industrial Land 7

Employment in Industrial Areas 11

The Objectives 13

The Strategy 17

Implementing the Strategy 21

1. Maintaining Land Supply 23
2. Planning Industrial Areas 27
3. Industrial Development Approvals Process 35
4. Financing Industrial Infrastructure 39
5. Building Infrastructure and Providing Services 41
6. City of Edmonton Strategic Industrial Land Development and Sales 51
7. Enhancing the Marketing of Industrial Land 55
8. Strategic Economic Development Partnerships and Programs 57
9. Monitoring Industrial Land Supply and Demand 59

Background to the Industrial Land Strategy 61

Tables and Figures

Figure 1: Employment by Economic Sector, City of Edmonton 2000-2025 11

Table 1: Employment Forecast for Major Industrial Areas – 2000-2025 12

Figure 2: Key Elements in Edmonton's Industrial Land Strategy 21

Figure 3: Roadmap to the City's Planning & Development Process 37

Maps

Map 1. Location of Industrial Areas 6

Map 2. Vacant Industrial Land 10

Map 3. Industrial Land Demand and Supply 25

Map 4. Southeast Industrial Area Proposed Planning Programs 28

Map 5. Northwest Industrial Area Proposed Planning Programs 30

Map 6. Northeast Industrial Area Proposed Planning Programs 31

Map 7. Plan Edmonton Land Development Concept 33

Map 8. Strategic Roadway Projects 2002 – 2006 Serving Industrial Areas 45

Map 9. Southeast Industrial Drainage Plan 48

Map 10. City Land Holdings 52

City Council's Vision for Economic Prosperity

Council's Vision

- An international smart city with a vibrant economy.
- A capital city where businesses want to locate and expand.
- A culturally diverse city where people choose to live, learn, work and play.

Council's Mandates

1. Promoting Edmonton to Alberta, Canada and the world.
2. Leading in the development of key relationships that support a strong position for Edmonton in the future.
3. Ensuring efficient, cost effective and accessible services.
4. Providing a physical and human infrastructure that contributes to economic development and quality of life.

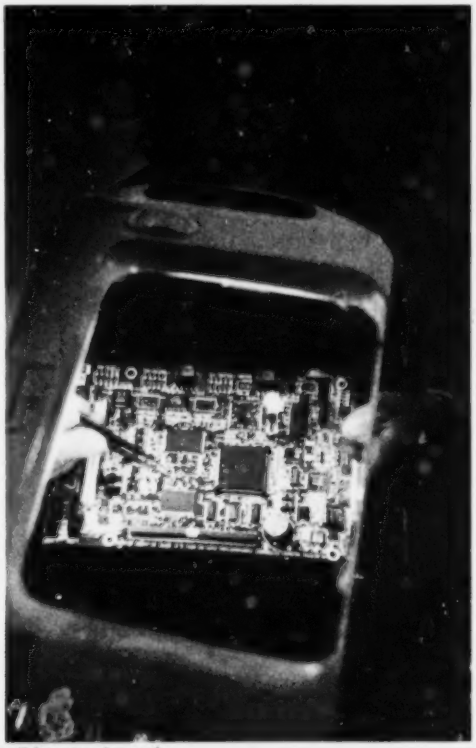
Council's Priorities

- Raising awareness of Edmonton's distinctive strengths as a smart, vibrant city.
- Creating an environment which encourages commitment to live and do business in Edmonton.
- Strengthening the roles of the Mayor and Council as key ambassadors in economic development.
- Building strong relationships with the Provincial and Federal Governments to enhance and promote Edmonton's interests in the process of reinvestment.
- Building strong economic ties within the region.
- Developing active partnerships throughout the community through key agencies and organizations.

- Fostering an attitude throughout the city administration which emphasizes and facilitates economic growth.
- Ensuring a safe and secure community for all citizens.
- Ensuring that municipal costs to do business enhance Edmonton's competitive advantages.
- Developing a new infrastructure plan which will serve the community's priorities.
- And developing a strategy to implement that infrastructure plan.

The Goal

The Goal of the City of Edmonton in implementing the Industrial Land Strategy is to increase the prosperity of the City and its citizens by accommodating the growth and development of Edmonton's existing industrial businesses and attracting new ones.



Photographs courtesy of *The Edmonton Journal*

Introduction

Edmonton's prospects for economic growth and diversification present great opportunities for new industrial development and expansion. The City of Edmonton will implement this industrial land strategy to accommodate the growth and development of existing industries and attract new businesses to the city.

Plan Edmonton, Edmonton's Municipal Development Plan, provides the policy framework to advance City Council's Vision for Economic Prosperity. *Plan Edmonton* directs the City Administration to *Ensure an adequate supply of industrial land*. The City of Edmonton *Corporate Business Plan* initiated the preparation of an industrial land strategy to fulfill that mandate.

Edmonton's Industrial Land Strategy will help Edmonton compete for industrial development on a regional and global basis by ensuring that suitable serviced industrial land is available to attract and accommodate growth in Edmonton's industrial areas. The industrial areas are shown on Map 1.

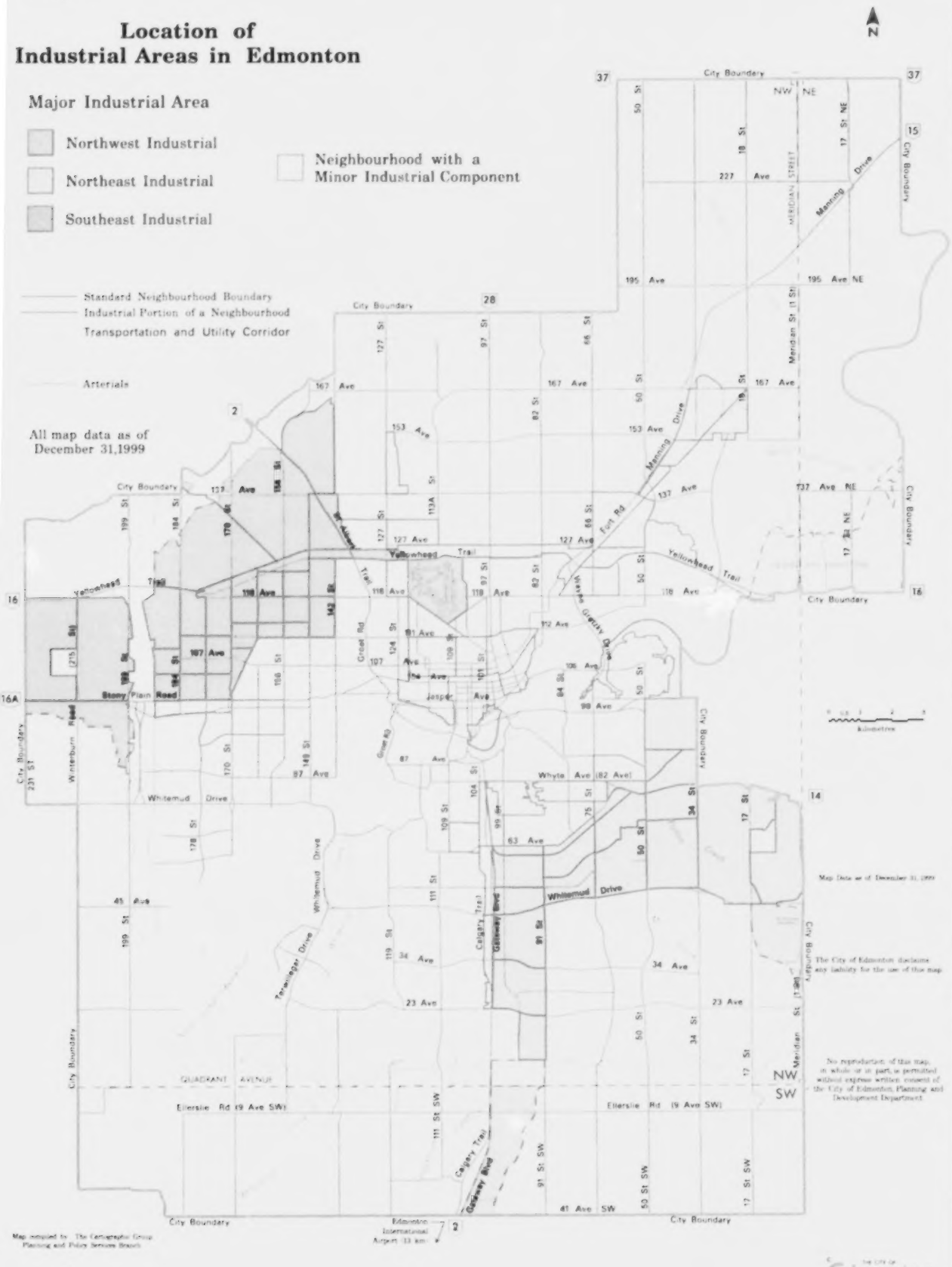
The strategy focuses on the City's municipal responsibility areas affecting industrial development, including responsibility for land and infrastructure planning and development and the provision of services. The use of City assets and partnerships to promote Edmonton as an industrial centre are important components of the strategy.

The Industrial Land Strategy:

- Is a clear statement by City Council and the City Administration that Edmonton is ready to attract and accommodate industrial businesses;
- Proposes a series of linked initiatives to provide for an effective and efficient industrial land development process;
- Resolves concerns identified by participants in industrial land development;
- Is implemented through coordinated actions of City departments and co-operation with other partners in the industrial development process;
- Encourages partnerships with private sector developers, builders and realtors, local and senior levels of government and research and educational organizations;
- Establishes an active role by the City to contribute to economic development by stimulating industrial activity through strategic investments and partnerships; and
- Streamlines City processes and supports innovation and new approaches to industrial property development.

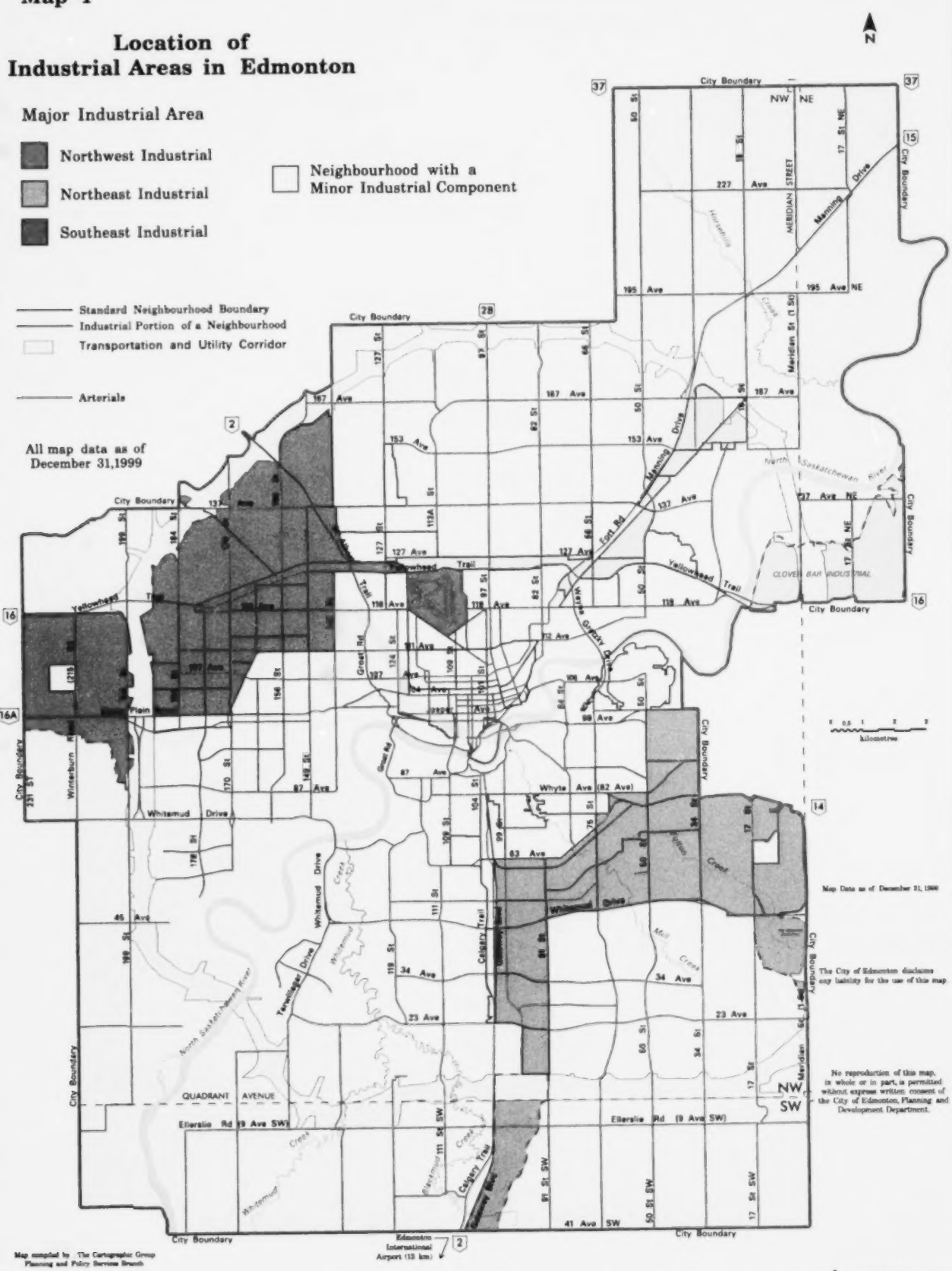
Map 1

Location of Industrial Areas in Edmonton


Major Industrial Area
Northwest Industrial
Northeast Industrial
Southeast Industrial
Neighbourhood with a Minor Industrial Component
Standard Neighbourhood Boundary
Industrial Portion of a Neighbourhood
Transportation and Utility Corridor
Arterials
All map data as of December 31,1999
N
City Boundary
Yellowhead Trail
Whitemud Drive
Stony Plain Road
Manning Drive
Fort Rd
Great Northern Diesel
Calgary Trail
Gateway Blvd
Terwillegar Drive
Meridian St (1 St)
MERIDIAN STREET
QUADRANT AVENUE
Ellerslie Rd (9 Ave SW)
Edmonton International Airport (13 km)
Kilometres
Map Data as of December 31, 1999
The City of Edmonton disclaims any liability for the use of this map.
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.
Map compiled by: The Cartographic Group, Planning and Policy Services Branch
Edmonton

Map 1

Location of Industrial Areas in Edmonton


Major Industrial Area
Northwest Industrial
Northeast Industrial
Southeast Industrial
Neighbourhood with a Minor Industrial Component
Standard Neighbourhood Boundary
Industrial Portion of a Neighbourhood
Transportation and Utility Corridor
Arterials
All map data as of December 31,1999
N
City Boundary
NW
NE
SW
SE
MERIDIAN STREET
Manning Drive
Fort Rd
Great Northern Trail
Yellowhead Trail
Whitemud Drive
Quadrant Avenue
Ellerslie Rd (9 Ave SW)
Whyte Ave (82 Ave)
North Saskatchewan River
Whitemud Creek
Mill Creek
Horsehills Creek
Meridian St (1 St)
CLOVER BAR INDUSTRIAL
Edmonton International Airport (13 km)
kilometres
Map Data as of December 31, 1999
The City of Edmonton disclaims any liability for the use of this map.
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.
Map compiled by The Cartographic Group Planning and Policy Services Branch
© THE CITY OF Edmonton PLANNING AND DEVELOPMENT

Demand for Edmonton's Industrial Land

The *Industrial Land Strategy Demand Study* concludes that demand for serviced industrial land in Edmonton will remain strong through the year 2010. Forecast demand for industrial land for Edmonton's eight major industrial sectors is a minimum of 600 and a maximum of 1,145 net hectares in the 2001 to 2010 period.

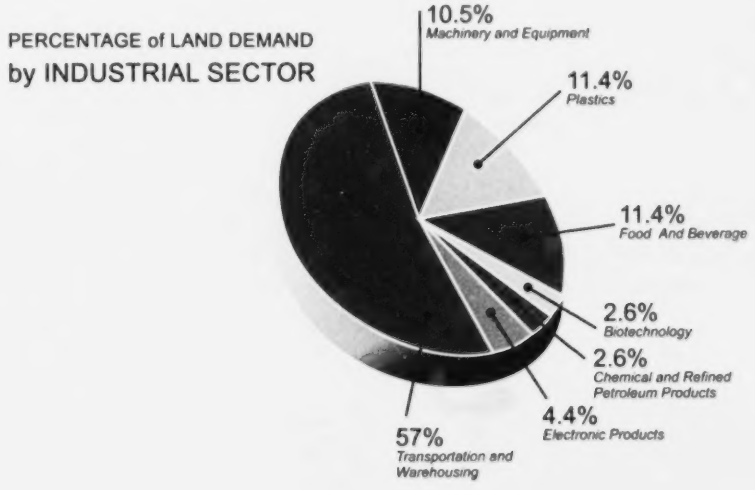
The *Industrial Land Strategy Demand Study* forecasts demand for industrial land for the city's eight major industrial sectors,

- Food and Beverage
- Chemicals
- Refined Petroleum Products
- Machinery and Equipment
- Biotechnology
- Plastics
- Electronic Products
- Transportation and Warehousing

and for Edmonton's three major industrial areas: Northwest, Northeast, and Southeast.

Demand by Industrial Sector

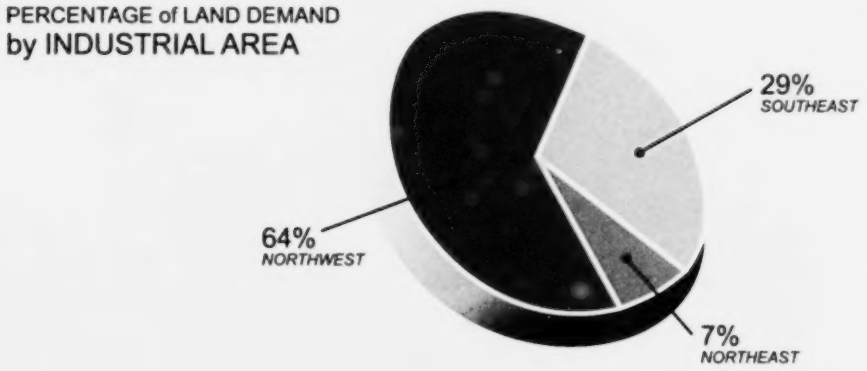
The transportation and warehousing sector will require up to 650 net hectares of industrial land in the 2001 to 2010 period. The food and beverage and plastics sectors will each generate a demand for up to 130 net hectares. Machinery and equipment will require up to 122 net hectares, and electronics products will need up to 49 net hectares.



Demand for industrial land for biotechnology industries could reach 30 net hectares in the forecast period if initiatives to foster the commercialization of biotechnology in Edmonton are successful. Specialty chemical and refined petroleum products industries could each require another 16 net hectares of industrial land.

Demand by Industrial Area

The forecast demand for industrial land in the industrial northwest is for up to 730 net hectares over the 2001 to 2010 period. By far, the greatest demand will be from the transportation and warehousing sector, stimulated by the operations of the CN intermodal terminal. The plastics, food and beverage, machinery and equipment, and electronics products sectors, in that order, are also expected to be major consumers of serviced industrial land in the northwest.



The demand for industrial land in the industrial northeast will be comparatively low in the 2001 to 2010 period. Demand for up to 86 net hectares is forecast. Most demand will be generated by new and growing businesses in the food and beverage sector that is already established in the area. The plastics, chemicals, and refined petroleum products sectors, in that order, are expected to be the other major consumers of serviced industrial land in Edmonton's northeast.

In the industrial southeast, the demand for industrial land from 2001 to 2010 is forecast to be up to 330 net hectares. The greatest demand will be from the machinery and equipment sector already concentrated in Edmonton's southeast and attracted by established business-to-business supply and service relationships. The transportation and warehousing, plastics, food and beverage, electronics products, and biotechnology sectors, in that order, are also expected to be major consumers of serviced industrial land in Edmonton's southeast.

The study identified additional demand for up to 150 net hectares of land for industrial business park developments that is not included in the forecasts for the eight major industrial sectors. The southeast is most attractive for this type of development because of superior access to the Edmonton International Airport.

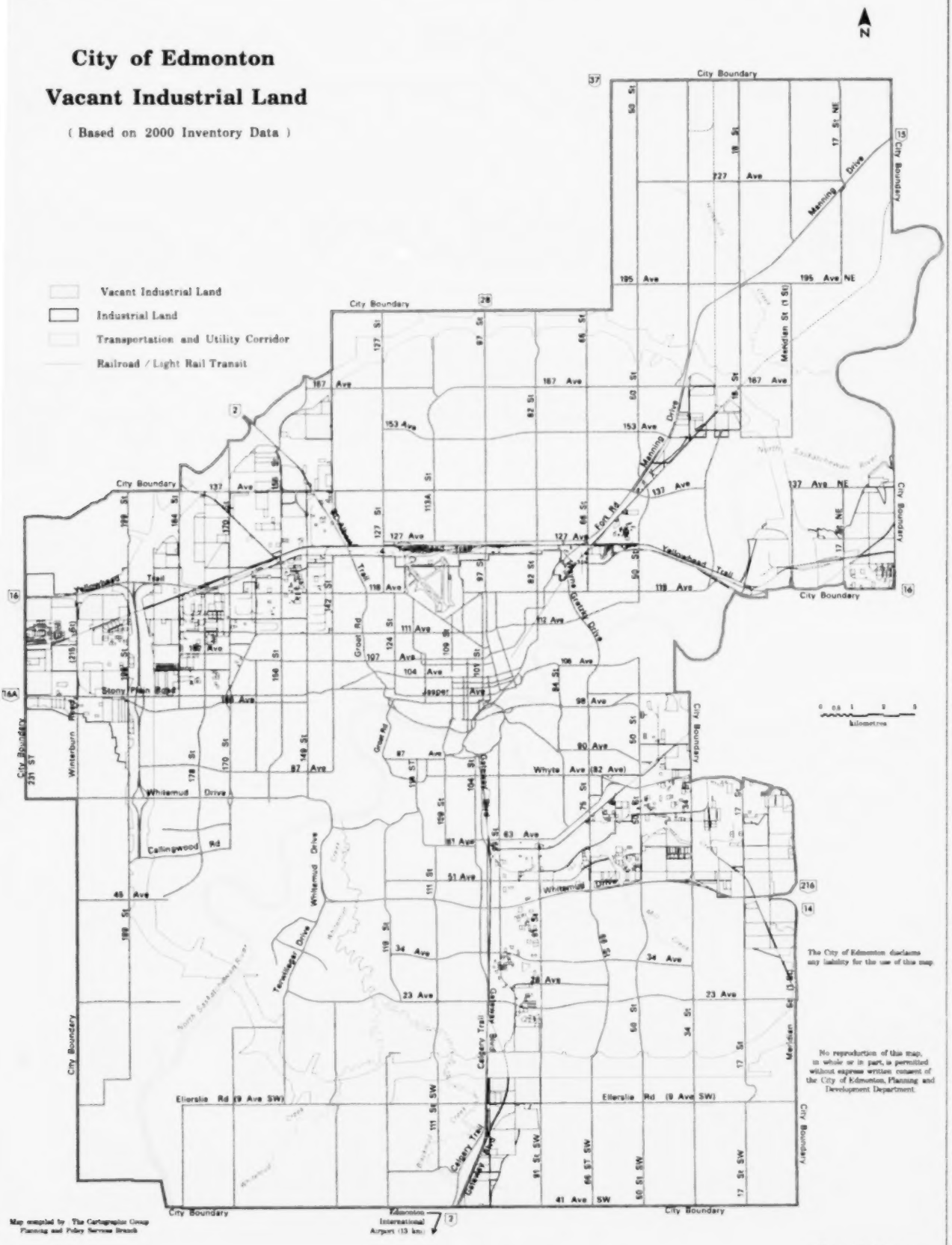
To capitalize on the opportunities created by demand for land, Edmonton needs to ensure that land is serviced and major infrastructure is developed at a rate that provides adequate amounts and choices of industrial properties to meet market demand. Map 2 shows vacant properties, both serviced and unserviced, in Edmonton's industrial areas.

The demand forecasts are based on econometric data and research on industrial trends. Additional information was obtained through personal interviews with 80 people representing Edmonton's industrial businesses, developers, builders and realtors, and economic development organizations.

Map 2

City of Edmonton
Vacant Industrial Land

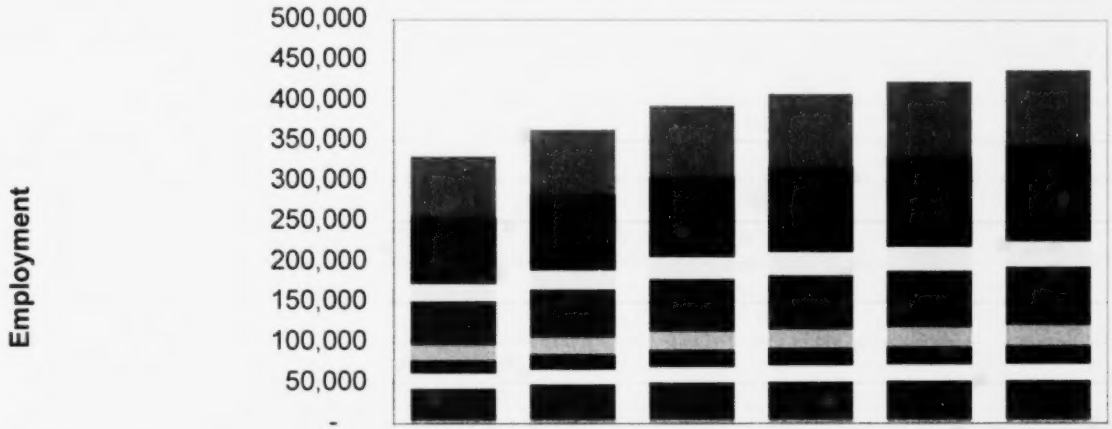
(Based on 2000 Inventory Data)



Employment in Industrial Areas

Economic growth increases employment opportunities. Employment in Edmonton from 2000 to 2025 is forecast to grow from 353,000 to 471,000 jobs. The increase is 118,000 jobs, representing 33% growth in total employment. Figure 1 shows employment by economic sector for the forecast period.

Figure 1: Employment by Economic Sector, City of Edmonton, 2000 - 2025



	2000	2005	2010	2015	2020	2025
Public Administration & Defence	22,025	24,470	27,033	28,886	30,482	32,077
Non-Commercial Services	75,445	80,360	87,893	90,788	92,319	93,851
Commercial Services	83,004	93,596	100,270	105,389	112,258	119,128
Finance, Insurance & Real Estate	21,102	23,985	27,157	28,657	30,090	31,523
Retail Trade	54,397	59,943	64,932	66,955	69,733	72,511
Wholesale	18,838	20,758	22,486	23,187	24,149	25,111
Transportation, Storage & Communications	16,499	18,964	21,141	21,870	22,253	22,636
Utilities	2,892	3,087	3,258	3,249	3,271	3,292
Construction	15,547	14,771	16,091	16,604	16,691	16,779
Manufacturing	39,022	43,952	45,825	47,269	48,124	48,980
Primary Industries	4,264	4,585	4,824	4,829	4,889	4,948

Source: Edmonton Population and Employment Forecast Allocation Study, 2000 - 2025

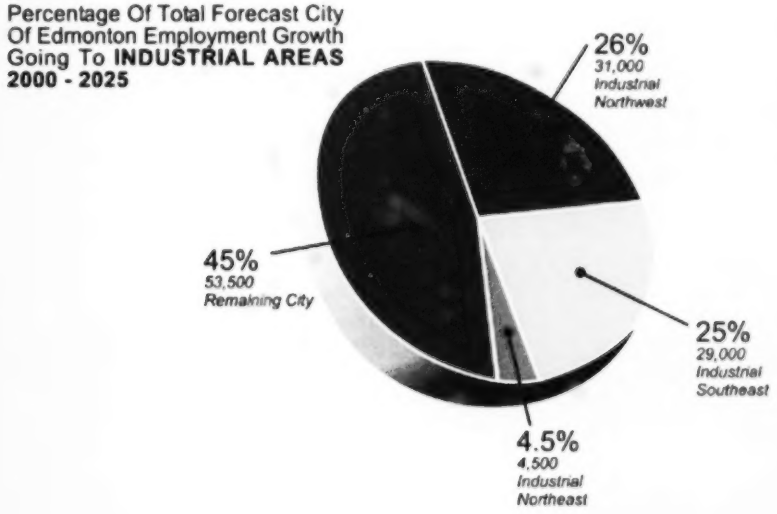
Of the economic sectors in Figure 1, six are highly dependent on the availability of land in industrial areas to accommodate growth: wholesale, transportation, storage & communications, utilities, construction, and manufacturing and primary industries. Together these sectors accounted for 97,000 jobs in 2000. An increase of 16,500 jobs by 2010, and an additional 8,200 jobs by 2025, is forecast. Businesses in other economic sectors, especially those that provide services to other businesses, will also require land in Edmonton's industrial areas.

Employment statistics for 2000 show Edmonton's three major industrial areas as the place of work for 69,500 jobs, about 20% of the total employment in Edmonton (Table1). The

employment forecast in the major industrial areas to 2025, shows an increase of 64,500 jobs, or 93% above employment in 2000. The increase represents 55% of the forecast employment growth for the city in that time period. By 2025, the three major industrial areas will be the place of work for 28% of the city's total employment.

Table 1: Employment Forecast for Major Industrial Areas – 2000 - 2025

Industrial Area	Employment			Change	% Change
	2000	2010	2025	2000 - 2025	2000 - 2025
Northwest	39,900	56,500	70,900	31,000	+ 78%
Southeast	21,100	34,700	50,100	29,000	+137%
Northeast	8,500	10,400	13,000	4,500	+53%
Total	**69,500**	**101,600**	**134,000**	**64,500**	**+93%**



The employment forecasts are based on three critical assumptions:

1. Edmonton and its region will experience continuing economic growth in the 2000 to 2025 period;
2. Edmonton will maintain its competitive position in the region with respect to accommodating the growth of existing businesses and attracting new ones; and
3. Land, infrastructure and services will be available in Edmonton to accommodate industrial development.

The Objectives

The Industrial Land Strategy objectives are based on input from representatives of Edmonton's industrial businesses, developers, builders, realtors, economic development agencies and the civic administration. The objectives listed below establish targets for the strategy.

Meet demand for industrial land

- Maintain a continuing supply of serviced industrial land in Edmonton's industrial areas to meet market demand.
- Provide serviced industrial land to accommodate the needs of a wide range of industries and offer choice to industrial land users.

Plan for industrial development

- Initiate a new, more integrated approach to planning for industrial areas and establish an orderly plan process.
- Plan to put vacant and underused industrial land into more productive use.
- Accommodate clustering of complementary industrial land uses and businesses.
- Achieve compatibility between industrial activities and other uses through new industrial area plans.
- Initiate planning activities to ensure a long-term supply of industrial land.

Provide an efficient development approval process

- Accommodate demand for industrial land quickly and effectively.
- Ensure an efficient development approvals process for industrial development.
- Foster innovative approaches to industrial development.

Finance industrial land servicing

- Identify ways to reduce the costs of industrial land servicing.

- Introduce new approaches to financing infrastructure that encourage industrial development.

- Identify new sources of funding for industrial infrastructure.

Build infrastructure and services

- Build infrastructure and services that support the development of industrial land and the operations of industrial businesses.

- Co-ordinate the provision of infrastructure and set aside land for creek systems and stormwater management facilities.

- Provide for special infrastructure and location needs of new technology-based industries.

Establish a clear role for the City as an industrial land developer

- Work to ensure that supplies of available industrial land meet Edmonton's requirements for industrial growth.

- Participate in specific economic development opportunities where industrial land is a requirement.

Market industrial land

- Strengthen the City's industrial land marketing programs to promote Edmonton as an industrial centre.

- Raise the profile of Edmonton as an industrial centre.

- Improve access to information about industrial land to facilitate new development initiatives.

Support strategic economic development programs and partnerships

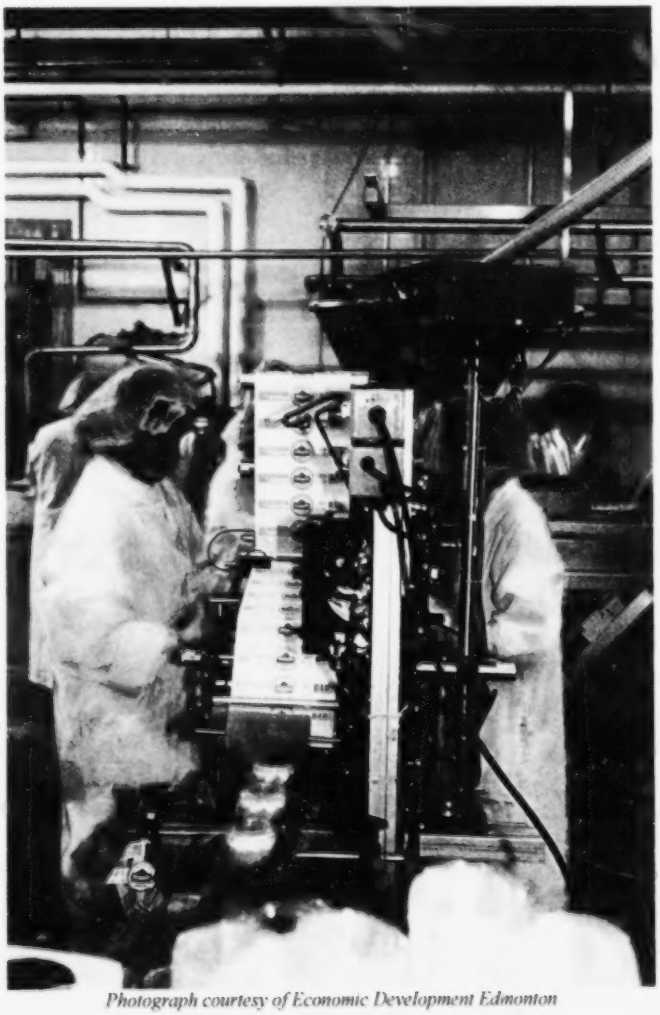
- Attract industries to Edmonton and accommodate their growth.

- Support the implementation of the Greater Edmonton Competitiveness Strategy

- Establish partnerships with other levels of government and institutions to help develop the industries of the future.

Monitor industrial land supply and demand

- Monitor supplies of vacant land and track industrial land development and trends in the real estate market.



Photograph courtesy of Economic Development Edmonton

The Strategy

The Industrial Land Strategy is a framework for policies and actions by the City of Edmonton and its partners to facilitate the development of new industrial areas and the redevelopment of properties in existing industrial areas. The strategy responds to the requirements of industry within an orderly and efficient land development process.

The City will invest in the development of land and infrastructure in industrial areas, accepting a manageable level of financial risk, consistent with expected increases in municipal revenues and other benefits of economic development. The strategy encourages investment and participation by other development interests, both private and public sector.

The nine elements of the Industrial Land Strategy are as follows.

1) Maintaining land supply

A supply of land allocated for industry and ready for development helps to keep Edmonton 'open for business' and competitive as an industrial centre. Land and supporting infrastructure is needed in a variety of locations to provide choices of development opportunities that meet the needs of various industries. The City has the responsibility to ensure that the rate of development of land and infrastructure by the City and private sector developers continues to meet demand for industrial land.

The City of Edmonton will work to ensure that Edmonton's major industrial areas have a minimum three-year supply of serviced industrial land, based on current trends, through public and private sector land and infrastructure development activities.

2) Planning industrial areas

Edmonton's major industrial areas do not have current plans in place to guide development and set out servicing requirements. An industrial area planning program will lay the foundation for the development of new areas and the redevelopment of older industrial areas. The program will ensure development opportunities are continually available.

The City of Edmonton will undertake and facilitate new industrial planning activities to encourage development and redevelopment of industrial areas in an orderly cost-effective way, and ensure development opportunities are continually available.

3) Industrial development approvals process

The Planning & Development Department has introduced a streamlined approval process for development and building permits. The industrial land strategy will focus on providing an efficient service and a positive, helpful environment for new industrial development proposals.

The City of Edmonton's streamlined development approval processes and enhanced communication and customer service will facilitate the development of industrial land and buildings.

4) Financing industrial infrastructure

City financial policies and the mechanisms used to finance infrastructure can be made more consistent with the characteristics of the industrial land development business.

The City of Edmonton will review its financial policies and mechanisms in consultation with industrial developers and builders. Adaptations will be made to ensure the City's methods do not obstruct the orderly development of industrial areas, unduly restrict the supply and choice of industrial development opportunities or reduce the competitiveness of land prices in Edmonton.

The City will also seek new sources of revenue for major infrastructure development.

The City of Edmonton will review its financing policies and mechanisms and adapt them to the unique needs of the industrial land development business where necessary to facilitate the development of industrial land, and will seek new sources and methods for financing major infrastructure.

5) Building infrastructure and providing services

Investment in infrastructure in industrial areas will open up new land for industrial development and enhance the potential of existing industrial areas.

Strategic investment in infrastructure, based on sound assessments of the cost and benefits, will support Edmonton's economic development initiatives. Services to people and businesses such as public transit and emergency response will be provided to support business activity in industrial areas.

The City of Edmonton will build transportation, drainage and other infrastructure in Edmonton's industrial areas at the rate required to meet demand for industrial land and provide services that support business activity.

6) City of Edmonton strategic industrial land development

The City of Edmonton's involvement in industrial land development until this strategy was through the sale of surplus City land holdings. The City has both sold industrial land on the real estate market and provided industrial land for economic development programs such as the Edmonton Research Park. The Industrial Land Strategy will give the City a more active and strategic role in economic development.

Through its land development activities, the City will: ensure an adequate supply of available industrial properties; act to remove obstacles to development that restrict land supply; lead in the planning and development of new areas; provide land for economic development programs approved by City Council; promote Edmonton as a leading industrial centre; and, facilitate the activities of private and public sector developers through partnerships.

The City of Edmonton will play an active and strategic role as a land developer through strategic land acquisition, planning, land development, development partnerships and land sales, to ensure that land is available for industrial development.

7) Enhance the marketing of industrial land

Easy access to informative, current and reliable data is an important part of maintaining and improving Edmonton's competitiveness in the global market place. Information on the business environment and available industrial real estate in Edmonton helps industrial businesses make relocation and expansion decisions. In addition to traditional marketing programs, the City of Edmonton will use its advanced information technology to facilitate industrial development.

The City of Edmonton will implement enhanced active marketing programs and use the City's advanced information technologies to make marketing and real estate information readily available to prospective users of industrial property.

8) Strategic economic development partnerships and programs

Links to other initiatives and an active role for the City are key elements of the strategy. Bringing together interests and resources can advance industrial development projects and overcome obstacles to growth.

The City of Edmonton will participate in strategic partnerships and programs to capitalize on economic development opportunities that involve industrial land development.

9) Monitoring industrial land supply and demand

Reliable information on available industrial land inventories will assist the industrial land development and real estate market in providing suitable properties to attract and accommodate business. Information is also needed to implement the industrial land strategy's planning and infrastructure programs. The monitoring program will track industrial land supply and demand, and incorporate expert opinion on industrial development and real estate.

The City of Edmonton will develop and maintain a reliable information base on vacant industrial land, land absorption rates and market trends.

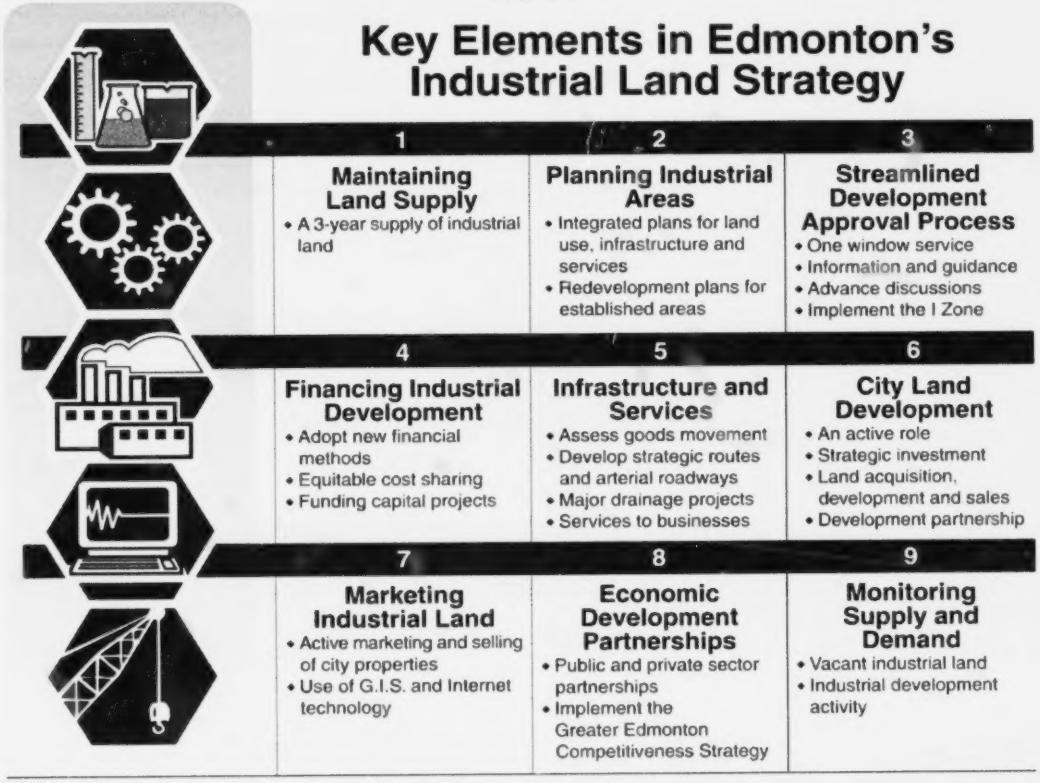
Implementing the Strategy

The Industrial Land Strategy will be implemented through a combination of new initiatives and continuing programs. To be effective, the strategy requires the approval of City Council; continued support and funding for its program; and, commitment of staff and resources by Administration.

As recommended by the Industrial Land Strategy Directors Coordinating Committee, a program manager, appointed by the City Manager, will oversee the implementation of the strategy and update the implementation program as required.

Responsibility for implementing each component of the strategy has been accepted by the General Managers or senior administrators of the groups that have been designated to either lead or support implementation activities. The key elements of the strategy are shown in Figure 2.

Figure 2



1) Maintaining land supply

A) The City of Edmonton will work to ensure that Edmonton's major industrial areas have a minimum three-year supply of serviced industrial land, based on current trends, through public and private sector land and infrastructure development activities.

Lead Group:
- *Asset Management & Public Works*

Support Group:
- *Planning & Development*
- *Transportation & Streets*

A new target for industrial land supply ...

The City inventory of industrial land and its development activities will be reviewed annually by Asset Management & Public Works for the five year Capital Priorities Plan.

By facilitating private sector development and land marketing, and through its own development and sales programs, the City will ensure that industries have a choice of suitable development properties.

The determination of land requirements will be based on market conditions, available supply, and the amount and type of land required in each of the major industrial areas.

Forecast land requirements, 2001- 2010: (Map 3)
The following land demand forecasts are for Edmonton's eight major types of industries in each of the city's three major industrial areas. The forecasts do not include land requirements for other land uses, including; other businesses and institutional uses, roads, open space, and public utilities.

Industrial Northwest
Eight major industries:
730 hectares (net)
Major industry:
Transportation & Warehousing, 585 hectares
Other industries:
Plastics, 52 hectares
Food & Beverage, 43 hectares
Machinery & Equipment, 24 hectares
Electronic Products, 10 hectares
Refined Petroleum Products, 8 hectares
Biotechnology and Chemicals, 6 hectares
Local advantages:
CN intermodal terminal and rail service, established supply chains,

Yellowhead Highway / Anthony Henday Drive, City Centre Airport

Vacant industrial land, January 2000, serviced and unserviced: 1,974 hectares (gross).

Industrial Northeast

Eight major industries:
86 hectares (net)
Major industry:
Food & Beverage, 43 hectares
Other industries:
Plastics, 26 hectares
Chemicals, 13 hectares
Refined Petroleum Products, 4 hectares

Local advantages:
Established supply chains, Yellowhead Highway, public transit (except Clover Bar), rail service.

Vacant industrial land, January 2000, serviced and unserviced: 732 hectares (gross)

Industrial Southeast

Eight major industries:
330 hectares (net)
Major industry:
Machinery & Equipment, 98 hectares
Other industries:
Transportation & Warehousing, 65 hectares
Plastics, 52 hectares
Food & Beverage, 43 hectares
Electronic Products, 39 hectares
Biotechnology, 29 hectares
Refined Petroleum Products, 4 hectares

Research indicates an additional demand for 150 hectares of industrial/office park.

Local advantages: Established supply chains, Highway #2, Edmonton International Airport, Edmonton Research Park, CP intermodal terminal, rail service.

Vacant industrial land, January 2000, serviced and unserviced: 1,673 hectares (gross)

City of Edmonton
2002
Industrial Land Demand and Supply

Map 3

N

Northwest Industrial Area

Area specialization:
Transportation, Warehousing, Logistics

Forecast land demand, 2001–2010: 730 hectares
- Transportation and warehousing: 585 hectares
- Plastics: 52 hectares
- Food and beverage: 43 hectares
- Other industrial sectors: 50 hectares

Local advantages:
- CN intermodal terminal, rail service,
- City centre airport,
- Yellowhead Highway,
- Anthony Henday Drive

Serviced and unserviced vacant industrial land:
1,974 hectares (gross)

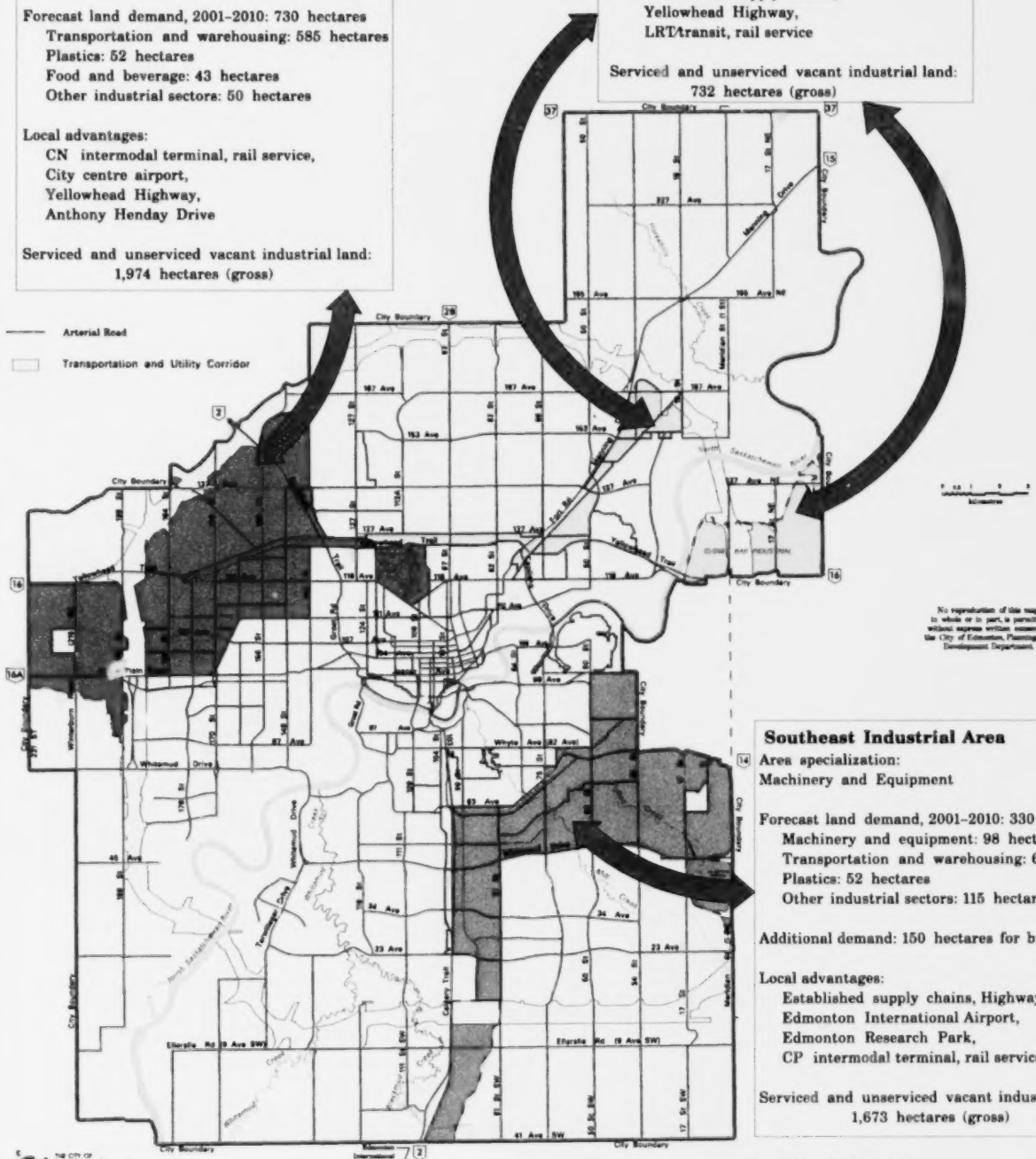
Northeast Industrial Area

Area specialization:
Food & Beverage

Forecast land demand, 2001–2010: 86 hectares
- Food and beverage: 43 hectares
- Plastics 26 hectares
- Chemicals: 13 hectares
- Refined petroleum products: 4 hectares

Local advantages:
- Established supply chains,
- Yellowhead Highway,
- LRT/transit, rail service

Serviced and unserviced vacant industrial land:
732 hectares (gross)



No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.

Southeast Industrial Area

Area specialization:
Machinery and Equipment

Forecast land demand, 2001–2010: 330 hectares
- Machinery and equipment: 98 hectares
- Transportation and warehousing: 65 hectares
- Plastics: 52 hectares
- Other industrial sectors: 115 hectares

Additional demand: 150 hectares for business parks

Local advantages:
- Established supply chains, Highway 2,
- Edmonton International Airport,
- Edmonton Research Park,
- CP intermodal terminal, rail service

Serviced and unserviced vacant industrial land:
1,673 hectares (gross)

The City of Edmonton
PLANNING AND DEVELOPMENT

The City of Edmonton disclaims any liability for the use of this map.

Map compiled by : The Cartographic Group
Planning and Policy Services Branch

City of Edmonton
2002
Industrial Land Demand and Supply

Map 3

N

Northwest Industrial Area

Area specialization:
Transportation, Warehousing, Logistics

Forecast land demand, 2001-2010: 730 hectares
- Transportation and warehousing: 585 hectares
- Plastics: 52 hectares
- Food and beverage: 43 hectares
- Other industrial sectors: 50 hectares

Local advantages:
- CN intermodal terminal, rail service,
- City centre airport,
- Yellowhead Highway,
- Anthony Henday Drive

Serviced and unserviced vacant industrial land:
1,974 hectares (gross)

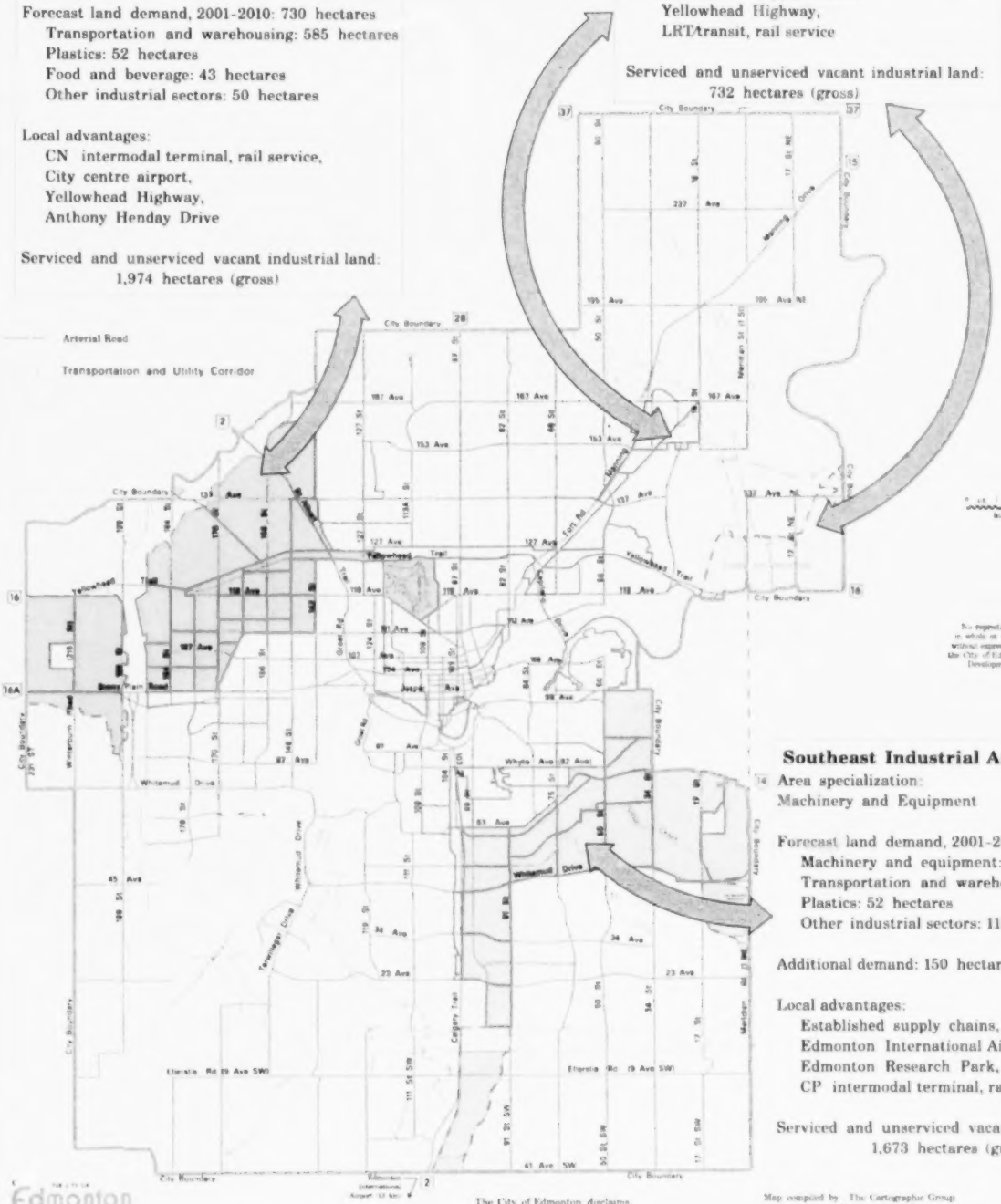
Northeast Industrial Area

Area specialization:
Food & Beverage

Forecast land demand, 2001-2010: 86 hectares
- Food and beverage: 43 hectares
- Plastics 26 hectares
- Chemicals: 13 hectares
- Refined petroleum products: 4 hectares

Local advantages:
- Established supply chains,
- Yellowhead Highway,
- LRT/transit, rail service

Serviced and unserviced vacant industrial land:
732 hectares (gross)


Arterial Road
Transportation and Utility Corridor
City Boundary
Yellowhead Trail
Whitemud Drive
Anthony Henday Drive
Calgary Trail
Fort Rd
Gretzky Drive
Terwillegar Drive
Meridian St
Ellerslie Rd (9 Ave SW)
Edmonton International Airport
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.

Southeast Industrial Area

Area specialization:
Machinery and Equipment

Forecast land demand, 2001-2010: 330 hectares
- Machinery and equipment: 98 hectares
- Transportation and warehousing: 65 hectares
- Plastics: 52 hectares
- Other industrial sectors: 115 hectares

Additional demand: 150 hectares for business parks

Local advantages:
- Established supply chains, Highway 2,
- Edmonton International Airport,
- Edmonton Research Park,
- CP intermodal terminal, rail service

Serviced and unserviced vacant industrial land:
1,673 (gross)

Edmonton

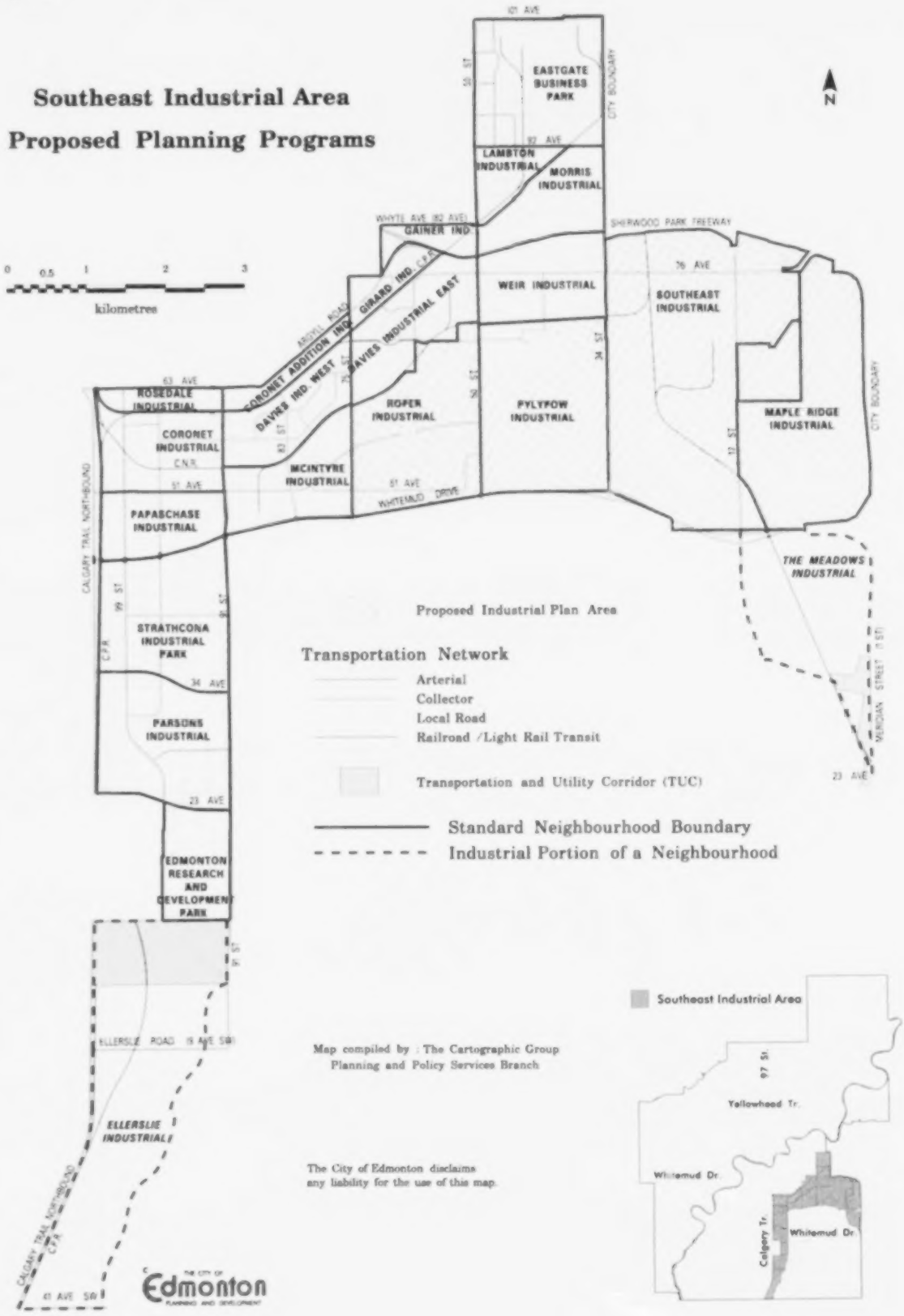
The City of Edmonton disclaims any liability for the use of this map

Map compiled by The Cartographic Group
Planning and Policy Services Branch

2) Planning industrial areas

A) Initiate a planning program for Edmonton's industrial areas to prepare integrated plans for land use, infrastructure and services, with associated funding provisions. ***A new industrial area planning program ...*** Industrial area plans will be prepared through a co-ordinated approach among departments. City Council approved funding in the 2002 budget for Planning & Development to initiate the program. Criteria have been established for setting priorities for industrial plan preparation. Planning activity will commence in the following areas: ***Plans in progress*** *Asset Management and Public Works will complete drainage plans for industrial areas in Edmonton's southeast sector and northwest sector in 2002.* ***Industrial area plans starting in 2002*** *Pylypow, in the southeast industrial area will be the first new City-initiated industrial plan area. (Map 4)* ***Proposed future plan areas*** ***<u>Southeast Edmonton (Map 4)</u>*** *Roper Industrial Area* *Southeast Industrial and Maple Ridge Industrial Areas*	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Asset Management & Public Works* • *Transportation & Streets* • *Community Services* • *Emergency Response*

Map 4

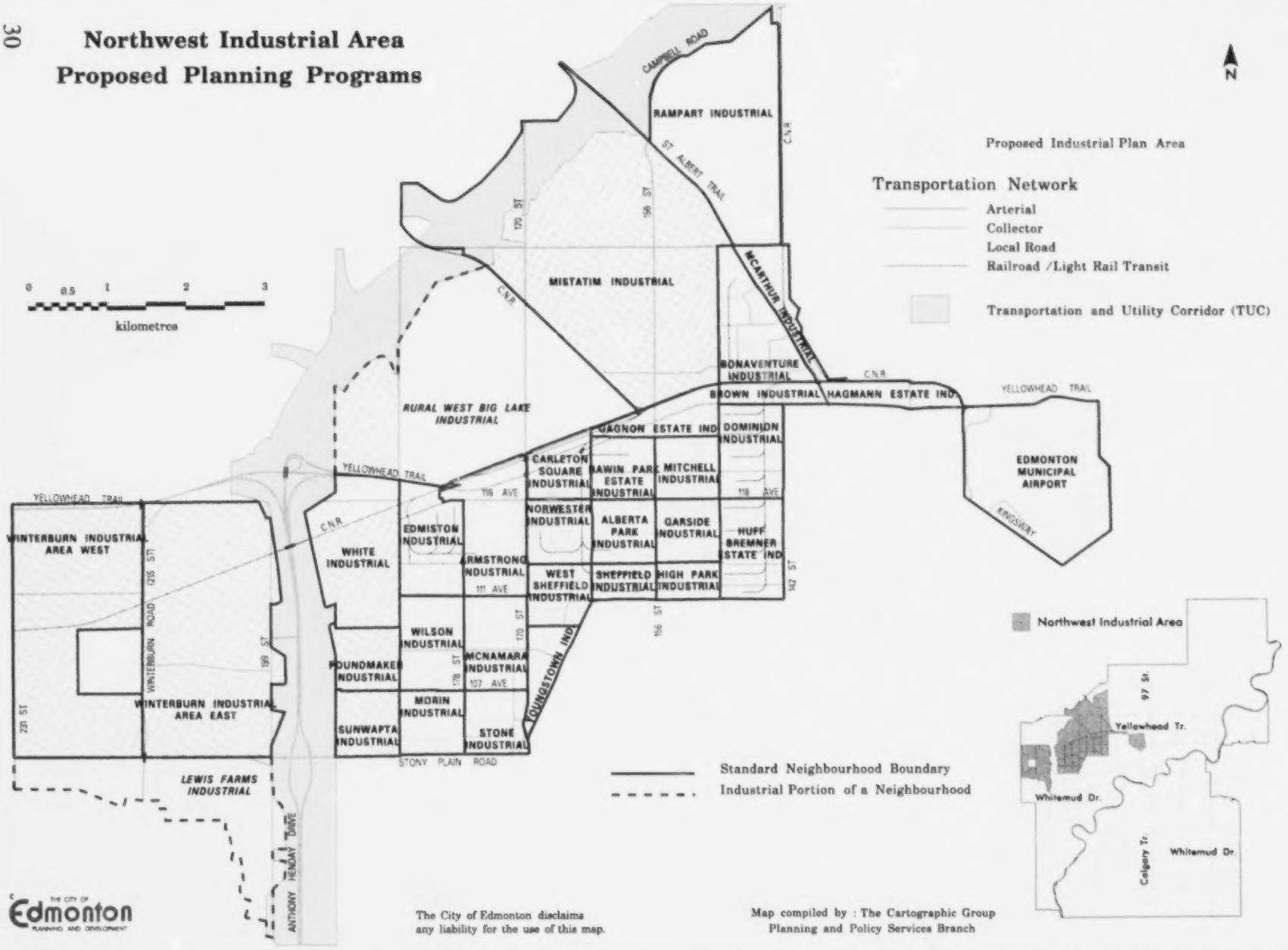

Southeast Industrial Area
Proposed Planning Programs
0 0.5 1 2 3
kilometres
N
101 AVE
50 ST
EASTGATE BUSINESS PARK
CITY BOUNDARY
92 AVE
LAMBTON INDUSTRIAL
MORRIS INDUSTRIAL
WHYTE AVE (82 AVE)
GAINER IND
SHERWOOD PARK FREEWAY
76 AVE
WEIR INDUSTRIAL
SOUTHEAST INDUSTRIAL
ARGYLL ROAD
GIRARD IND
C.P.R.
DAVIES INDUSTRIAL EAST
CORONET ADDITION IND
DAVIES IND. WEST
75 ST
34 ST
63 AVE
ROSEDALE INDUSTRIAL
ROPER INDUSTRIAL
PYLYPOW INDUSTRIAL
MAPLE RIDGE INDUSTRIAL
CORONET INDUSTRIAL
C.N.R.
83 ST
MCINTYRE INDUSTRIAL
51 AVE
WHITEMUD DRIVE
PAPASCHASE INDUSTRIAL
CALGARY TRAIL NORTHBOUND
99 ST
THE MEADOWS INDUSTRIAL
STRATHCONA INDUSTRIAL PARK
C.P.R.
34 AVE
PARSONS INDUSTRIAL
MERIDIAN STREET (1 ST)
23 AVE
EDMONTON RESEARCH AND DEVELOPMENT PARK
Proposed Industrial Plan Area
Transportation Network
Arterial
Collector
Local Road
Railroad /Light Rail Transit
Transportation and Utility Corridor (TUC)
Standard Neighbourhood Boundary
Industrial Portion of a Neighbourhood
ELLERSLIE ROAD (9 AVE SW)
ELLERSLIE INDUSTRIAL
CALGARY TRAIL NORTHBOUND
C.P.R.
41 AVE SW
Edmonton
Map compiled by : The Cartographic Group
Planning and Policy Services Branch
The City of Edmonton disclaims any liability for the use of this map.
Southeast Industrial Area
97 St.
Yellowhead Tr.
Whitemud Dr.
Calgary Tr.
Whitemud Dr.

Northwest Edmonton (Map 5) *West side of 184 Street from Stony Plain Road to Yellowhead Trail, south of CN Rail line (Sunwapta, Poundmaker, and White or Sunwapta only).* *Mistatim* *Winterburn Industrial East/West* *West of 184 Street, north of Yellowhead Trail, south of ring road extension (portion of Rural West Big Lake – Kinokamau/Mooncrest).* ***Northeast Edmonton (Map 6)*** *Gorman Industrial East/West* *Kennedale Industrial* Additional plan areas will be identified as development progresses and planning programs will be incorporated into the Industrial Land Strategy implementation program.	

Photograph courtesy of Economic Development Edmonton

Northwest Industrial Area
Proposed Planning Programs

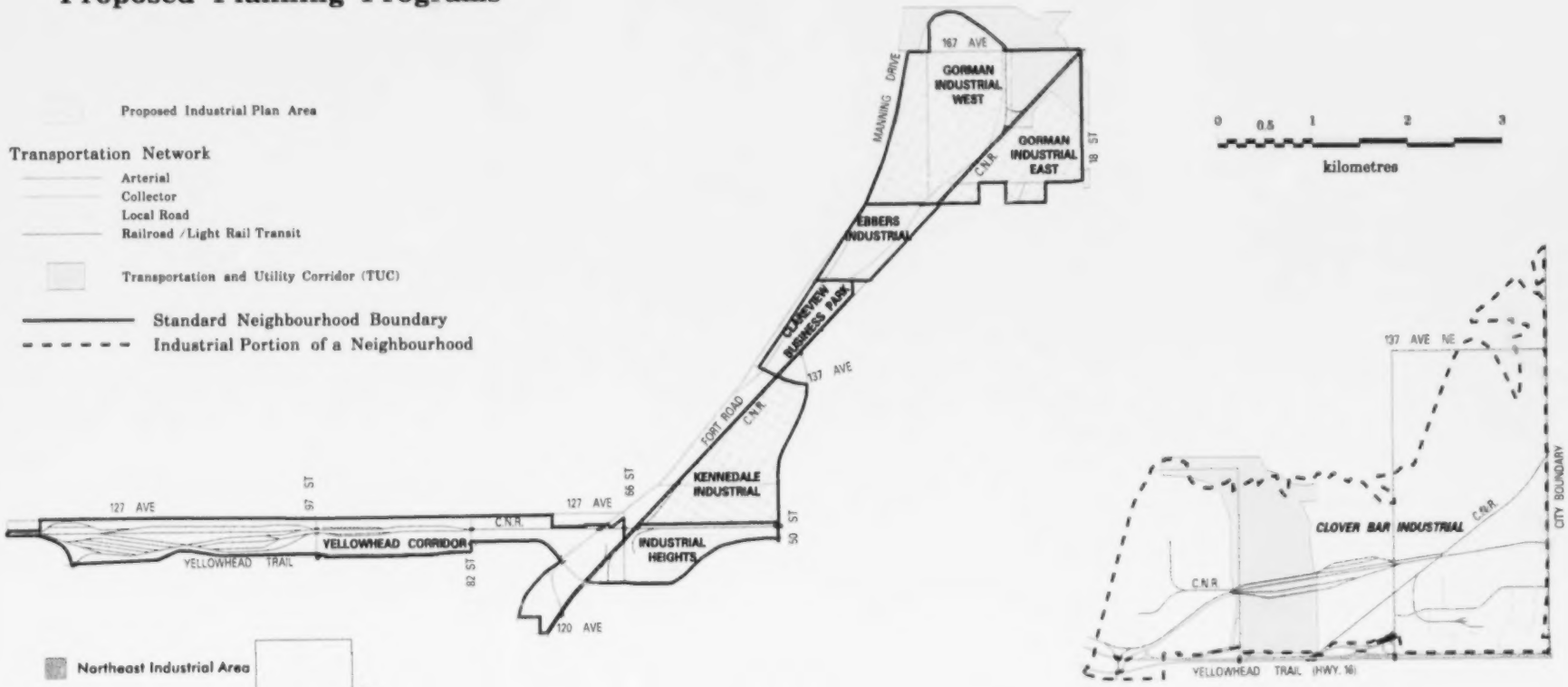
Map 5



The City of Edmonton disclaims any liability for the use of this map.

Map compiled by : The Cartographic Group
Planning and Policy Services Branch

Northeast Industrial Area
Proposed Planning Programs



The City of Edmonton disclaims any liability for the use of this map.

Map compiled by : The Cartographic Group
Planning and Policy Services Branch

No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.

THE CITY OF Edmonton
PLANNING AND DEVELOPMENT

Map 6

B) Prepare redevelopment plans and plan amendments for established industrial areas in association with local business and property owners. ***Continuing planning and development activities…*** City staff will continue to work with businesses and property owners to facilitate the planning, development and redevelopment of industrial properties.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Asset Management & Public Works* • *Transportation & Streets*
C) Work with business revitalization zone associations and other organizations representing industrial businesses and property owners on local area initiatives to improve infrastructure, services and the physical environment. ***A stronger industrial area emphasis…*** The City will work through business revitalization zone (BRZ) associations and similar organizations to revitalize industrial areas and facilitate infrastructure development.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Asset Management & Public Works* • *Transportation & Streets*
D) Establish the priority of industrial development over other uses in industrial areas. ***A priority for industry…*** Administration recommendations on planning and development applications in designated industrial areas will recognize the priority for industrial and complementary land uses over commercial and other uses.	***Lead Group:*** • *Planning & Development*
E) Evaluate the long term requirement to use areas currently designated Agricultural by *Plan Edmonton* for industrial development. ***Edmonton's future industrial areas …*** Planning & Development will initiate a review of the long-term (30 year) supply of industrial land in areas currently designated by *Plan Edmonton* as business employment areas (Map 7). An evaluation of the need to redesignate agricultural	***Lead Group:*** • *Planning & Development*

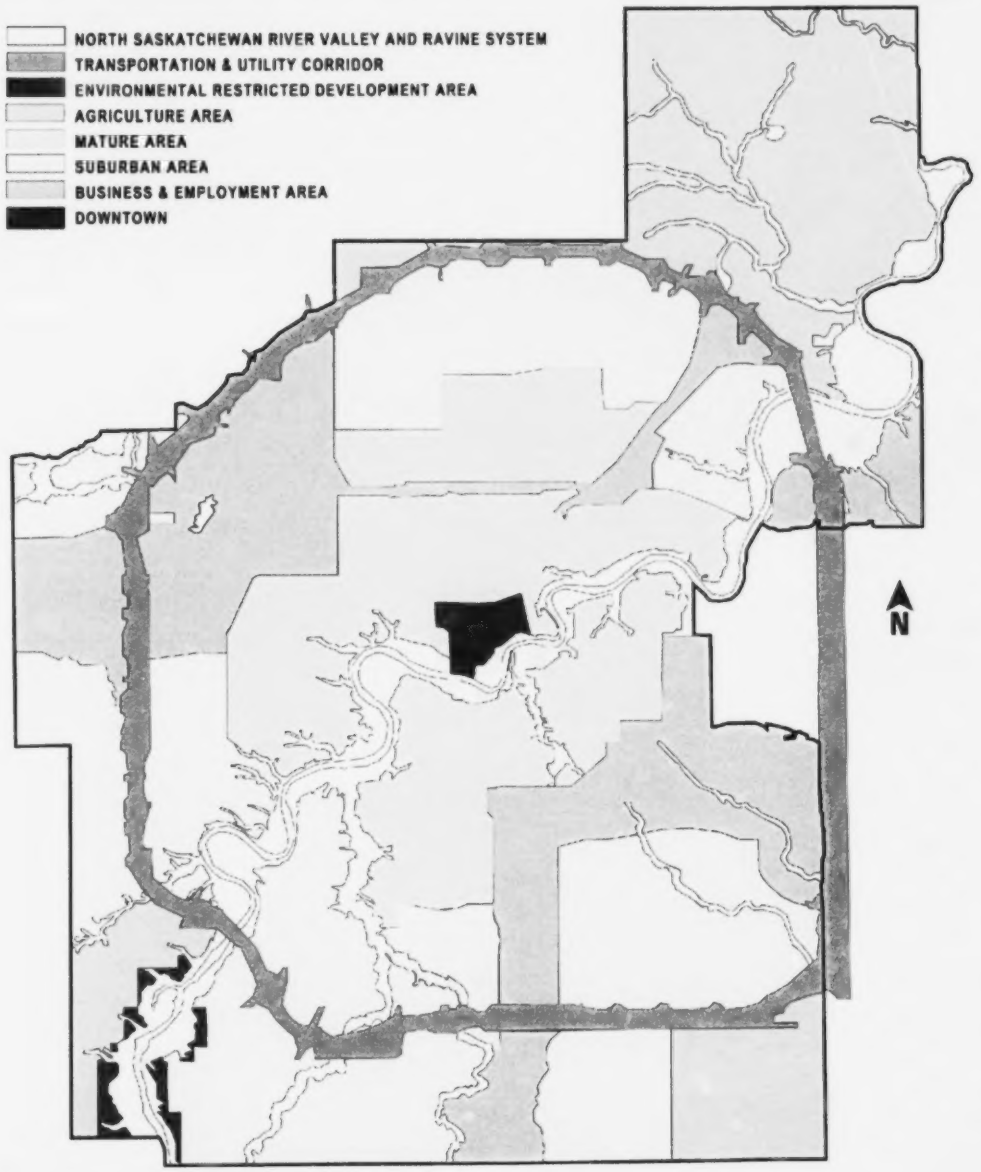
and undeveloped suburban areas for industry will consider:

- Total industrial land supply in Edmonton,
- Industrial land supply within major industrial areas; and
- Requirements for industrial land in Edmonton's southwest.

Map 7

PLAN EDMONTON
LAND DEVELOPMENT CONCEPT

This map represents a broad and conceptual illustration of the desired land development structure and is not intended to provide site specific direction to land use regulation.



3) Industrial development approvals process

A. Enhance the "one-window" approach for development and building permit processing. ***A better way to do business...*** Planning & Development will adapt development approval processes to provide enhanced service for industrial development as part of a broader business process re-engineering initiative. Changes will include: • Reorganization of the Planning & Development call centre, front counter and document management services for all development applications and inquiries, including industrial development. • A single phone number for questions and a single counter for applications including Development Applications, Building Permits and Business Licences will be established. • All zoning and building requirements including fees calculators and business licensing information will be available via the Internet. • A protocol will exist for dealing with development applications to allow parallel processing of a number of planning process applications - subdivision, rezoning, development permit and building permits – when required.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Corporate Services* • *Asset Management & Public Works* • *Transportation & Streets*
B) Issue information and guidance on the development process for industrial projects. ***Geographic information systems and the Internet ...*** Details on zoning and development requirements will be provided through the Spatial Land Inventory Management System (SLIM) and made available via the Internet. Additional upgrades to services using SLIM will be implemented when warranted, subject to approval of project budgets.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • Corporate Services

C) Provide the opportunity for advance discussion of industrial development proposals and financial requirements through an interdepartmental team. ***Information up front ...*** Planning & Development will organize meetings with city departments and development proponents when appropriate to establish development requirements and resolve problems.	***Lead Group:*** • *Planning & Development* ***Support Groups:*** • *Asset Management & Public Works* • *Transportation & Streets*
D) Have a clear approach to expediting the development review and approvals process. ***Ongoing performance monitoring...*** Planning & Development will establish benchmarks for the time taken to approve development and building permits. The City, the Edmonton Chamber of Commerce and Economic Development Edmonton have established a protocol for permit approvals shown on Figure 3.	***Lead Group:*** • *Planning & Development*
E) Implement and evaluate a new type of land use zoning for industrial areas, based on land use plans, that simplifies the development process used for industrial areas. ***An innovative approach to planning...*** The City will develop a new approach to planning for industrial areas that acknowledges the need for flexibility to accommodate industrial development. The regulatory basis of the new land use zone, the I Zone, has been included in the Edmonton Zoning Bylaw and the first plan and implementation of the I zone will be initiated in 2002.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Asset Management & Public Works* • *Transportation & Streets*

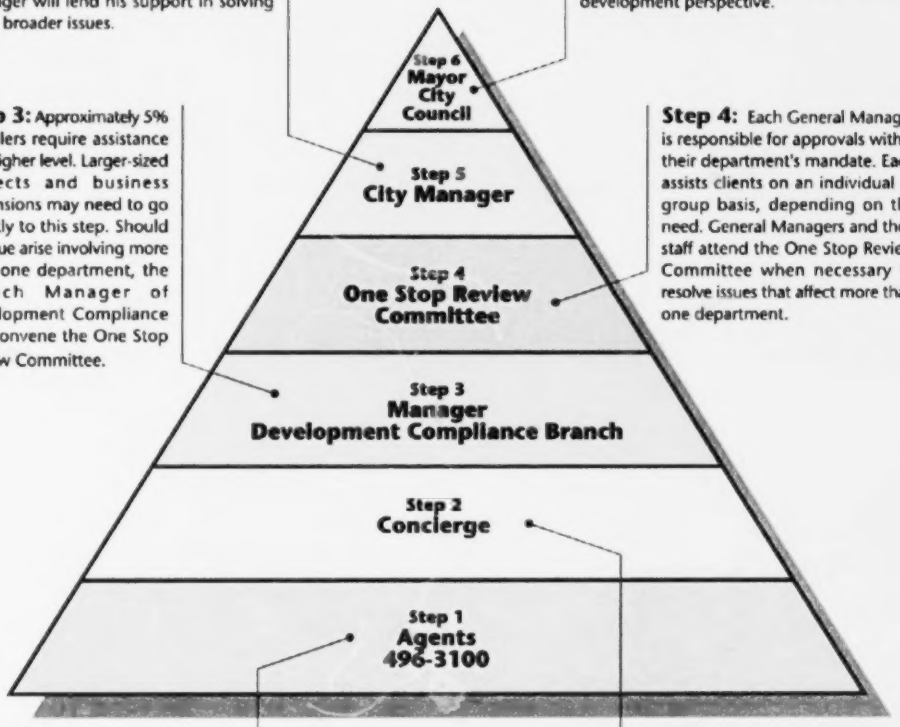
Figure 3

Roadmap to the City's Planning and Development Approval Process

The City of Edmonton, including the Mayor and Council, Economic Development Edmonton and the Edmonton Chamber of Commerce have developed a Roadmap, a step-by-step process, to be used when applying for permit approvals at the City's Planning and Development Department. Start the process by calling an agent and move up through the steps required.

Step 5: When situations occur where the clients' needs push the envelope and broader solutions beyond one department's requirements must be found, the City Manager will lend his support in solving these broader issues.

Step 6: The Mayor and Council will provide a positive influence to ensure the City of Edmonton receives the full benefit of all new and expanded businesses from an economic development perspective.



Step 3: Approximately 5% of callers require assistance at a higher level. Larger-sized projects and business expansions may need to go directly to this step. Should an issue arise involving more than one department, the Branch Manager of Development Compliance can convene the One Stop Review Committee.

Step 4: Each General Manager is responsible for approvals within their department's mandate. Each assists clients on an individual or group basis, depending on the need. General Managers and their staff attend the One Stop Review Committee when necessary to resolve issues that affect more than one department.

Step 1: Approximately 250,000 calls are received by the City of Edmonton's Planning and Development Department. For 80% of the callers, agents are able to provide all the answers. Only 20% of the callers need information and services provided by other staff.

Step 2: This is the first level beyond the agents. The concierge assists clients in getting the project started and the becomes the champion of the project if the client is having problems. Adept at finding solutions that work for both the client and the City, concierges assist with the progress of the approvals should problems develop.

4) Financing industrial infrastructure

A) Undertake a review of the City's financial policies and mechanisms with respect to financing off-site development costs in industrial areas with the objective of simplifying and clarifying developer costs and reducing uncertainty and risk to industrial developers. City Administration, in consultation with representatives of the industrial land development business, will examine financial policies and mechanisms with the objective of ensuring that the policies and mechanisms facilitate and support industrial land development. The options to be examined will include: • adoption of per-hectare charges to pay for new storm water systems for all industrial development; • development of a "one-window" approach to determining all developer costs payable to the City; • use of a standardized over-sizing levy for sanitary sewer lines of 375mm. diameter or larger in new industrial areas; • development of a stormwater management utility to be financed by a combination of user fees and city-wide or catchment area-based developer contributions; and • implementation of the arterial road assessment for industrial areas. Depending on the outcome of the review, Administration will make recommendations to City Council or implement changes directly as appropriate.	**Lead Group:** • *Planning & Development* ***Support Group:*** • *Corporate Services* • *Asset Management & Public Works* • *Transportation & Streets*
B) Recognize the importance of the growth and rehabilitation of industrial areas and respond to the Industrial Land Strategy requirement to maintain a three year supply of serviced industrial land available for development when making Capital Budget decisions.	***Lead* Group:** • *City Council* ***Support Group:*** • *Office of Infrastructure* • *Corporate Services*

The timing of infrastructure development to serve industrial areas is determined by City Council approval of Capital Priorities Plan budget items. Future Capital Priorities Plan budget submissions will include information on the effects on industrial development and services to businesses of initiating or delaying projects. The requirement to maintain an ongoing three year supply of serviced industrial land will be a major consideration in establishing priorities for the Capital Budget.	
C) Negotiate funding and establish partnerships with the Provincial and Federal governments and the private sector to finance the development of infrastructure. Through the equitable relationship project, Edmonton will bring to the attention of the Provincial Government, the detrimental effect of the Province's capital funding programs on the city's competitiveness. The City will request equitable participation by the Province and the Government of Canada in financing economic development.	***Lead Group:*** • *City Manager's Office* ***Support Group:*** • Corporate Services
D) Continue to communicate the deficiencies in funding for industrial areas and develop funding strategies in dealing with growth-related issues through the Infrastructure Strategy and the Long Range Financial Plan. Strategies developed will be used to address funding for industrial areas.	***Lead Group:*** • *Corporate Services* ***Support Group:*** • *Office of Infrastructure*
E) Continue to evaluate infrastructure delivery systems to control development costs. Within the framework of the Infrastructure Strategy, the City will strive to be the best value provider of infrastructure, continually evaluate delivery mechanisms and explore new technologies and potential efficiencies.	***Lead Group:*** • *Office of Infrastructure* ***Support Group:*** • *Asset Management & Public Works.* • *Transportation & Streets*

5) Building infrastructure and providing services

A) Assess the goods movement and transportation requirements of industrial areas and incorporate recommendations into the Transportation Master Plan implementation and the industrial area planning program. ***Moving industrial goods and supplies…*** Transportation & Streets will complete the Edmonton Commodity Flow Survey with the active support of Economic Development Edmonton, Alberta Transportation, the Alberta Capital Region Alliance, and the Alberta Motor Transport Association. Extensive data collection on goods and services movement in the City of Edmonton and the surrounding region will be completed in the first quarter of 2002. A report describing existing goods movement in and around Edmonton will be produced in the second quarter of 2002. This data will be used to develop analytical tools to help assess transportation requirements for industrial areas in the short to medium term.	***Lead Group:*** • *Transportation & Streets* ***Supporting Group:*** • *Planning & Development* ***Partners:*** • *Economic Development Edmonton* • *Province of Alberta* • *Capital Region Alliance member municipalities* • *Alberta Motor Transportation Association*
B) Provide regional transportation routes and access to industrial areas through the development of major arterial roads and highways, in co-operation with the Province and the Government of Canada. (Map 8) ***Investing in the regional highway network …*** The following funded and unfunded projects that serve industries are identified in the Transportation Master Plan, and are on roads designated as dangerous goods routes. They support existing businesses and new development by alleviating congestion and improving traffic flow for commercial goods movement.	***Lead Group:*** • *Transportation & Streets* ***Support Group:*** • *Planning & Development* ***Partners:*** • *Economic Development Edmonton* • *Province of Alberta* • *Government of Canada* • *CN Rail* • *Area businesses & land owners*

Regional transportation network projects that will serve industrial and other areas are:
FUNDED *regional road network projects - Cost $82,194,000*
111 Avenue (188 Street to Anthony Henday Drive)
Construction of the first half of a 4-lane arterial to link the 111 Avenue arterial, built from 184 Street to 188 Street by the developer, to Anthony Henday Drive, to provide arterial access to that industrial area from the strategic road network.

Cost : $2.780 million
Construction: 2002

Yellowhead Trail – 156 Street Interchange
Design and land acquisition cost: $10.230 million
Implementation: 2002

Yellowhead Trail – 184 Street Interchange / Rail overpass on 184 Street
The interchange and overpass will improve traffic flow on the Yellowhead Trail, provide access to industrial lands served off 184 street, and address the impact of the adjacent CN intermodal yard.

Funding of 184 Street overpass is a unique partnership venture with contributions from the City, the Province, CN and adjacent land developers, facilitated by the EDE Transportation and Logistics working group.

Interchange cost: $41 million
Construction: 2002 to 2004

Overpass cost: $13 million
Construction: 2002 to 2004

Upgrades to Yellowhead Trail between 50 St. and 156 St.
Proposed to regularize and limit direct access, and to widen Yellowhead Trail by one lane at 97 Street eastbound. These upgrades will improve operation and traffic safety on this strategic route that is heavily used by commercial vehicles.

Estimated Cost $15.184 Million
Estimated Construction: 2002 to 2007

Province of Alberta highway projects that will serve industrial and other areas:

Anthony Henday Drive, Whitemud Drive to Calgary Trail
This, the southwest section of the ring road, is being built by Alberta Transportation with interchanges at 87 Avenue, Whitemud Drive, 111 Street and Calgary Trail. The road is part of the North/ South Trade corridor, a key strategic transportation corridor.

Cost: $220 million – funded by the Province of Alberta
Construction: 2002 to 2006

***UNFUNDED** regional road network projects with City cost estimated to 2006: $75 million to $90 million.*

Yellowhead Trail – 156 Street Interchange
Estimated cost: $50 to $70 million
Proposed construction start: 2005 / 2006

Whitemud Drive East – Interchanges at 34 St and 17 St
Estimated Cost: $25 to $30 million
Proposed construction start: 2006 / 2007

Calgary Trail / 23 Avenue Interchange
Estimated Cost: Not available
Proposed construction start: 2006 / 2007

Completion of Anthony Henday Drive
Funded by the Province
The City of Edmonton and its partners in the Alberta Capital Region Alliance are lobbying for the completion of the ring road by 2011.

Additional regional transportation infrastructure projects will be proposed, primarily for construction after 2006, as development progresses and new needs are identified.

C) Provide access to local industrial areas through the development of the city arterial roadway network at the rate required to meet demand for industrial land. (Map 8)

Investing in the city's arterial road network ...
City arterial road network projects that will serve industrial and other areas are listed below.

Lead Group:
- *Transportation & Streets*

Support Group:
- *Planning & Development*
- *Transportation & Streets*

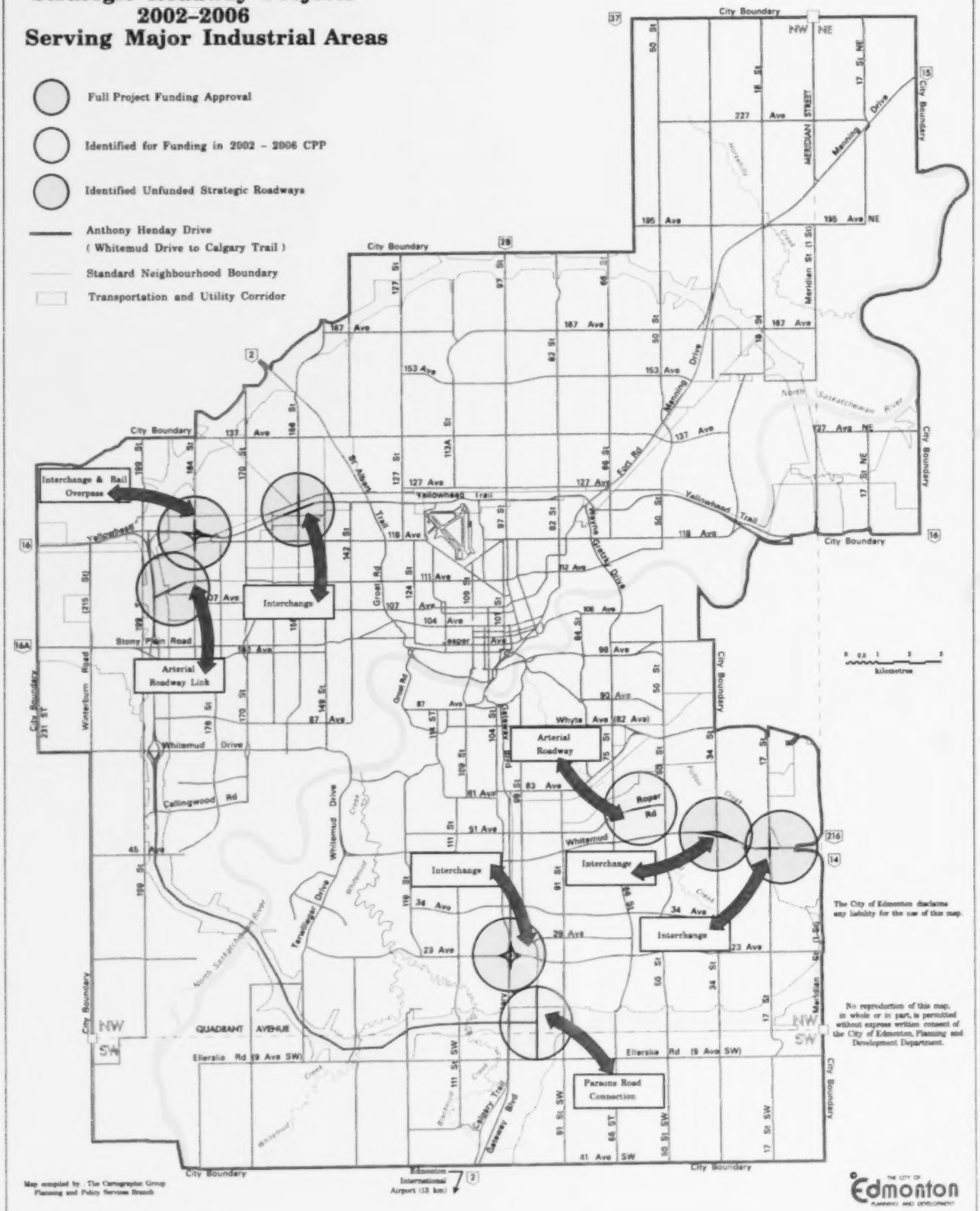
Partners:
- Land owners & developers

FUNDED** arterial road network projects - Cost $7,480,000* ***Roper Road (60 St – 65 St) construction of the first half of a 4-lane arterial: *The project will facilitate development in the area by the City constructing a bridge culvert crossing across Mill Creek to provide a continuous arterial roadway from 75 Street to 50 Street. A property developer will construct the section from 60 Street to 50 Street.* *Cost: $2.23 million, including design and street lighting* *Construction: 2003* ***Parsons Road (within the Transportation Utility Corridor)*** *The project will provide a continuous Parsons Road connection from 23 Avenue to Ellerslie Road to serve industrial / commercial development in that area. A property developer will build required sections outside the TUC.* *Cost: $5.25 million* *Design: 2002* *Construction*: 2006 Additional arterial road projects will be recommended, primarily for construction after 2006, as development progresses and new needs are identified.	

Map 8

City of Edmonton

Strategic Roadway Projects 2002–2006 Serving Major Industrial Areas


Full Project Funding Approval
Identified for Funding in 2002 - 2006 CPP
Identified Unfunded Strategic Roadways
Anthony Henday Drive
(Whitemud Drive to Calgary Trail)
Standard Neighbourhood Boundary
Transportation and Utility Corridor
N
City Boundary
Interchange & Rail Overpass
Interchange
Arterial Roadway Link
Arterial Roadway
Parsons Road Connection
Stony Plain Road
Whitemud Drive
Callingwood Rd
Yellowhead Trail
Fort Rd
Manning Drive
Meridian St (1 St)
Great Rd
Roper Rd
Ellerslie Rd (9 Ave SW)
Calgary Trail
Gateway Blvd
Edmonton International Airport (13 km)
kilometres
The City of Edmonton disclaims any liability for the use of this map.
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.
Map compiled by : The Cartographic Group
Planning and Policy Services Branch
THE CITY OF Edmonton PLANNING AND DEVELOPMENT

D) Develop components of the drainage plans for the industrial areas in the Northwest and Southeast sectors of Edmonton and proceed with drainage projects at the rate required to meet demand for industrial land.

Investments in major drainage infrastructure...

Currently, the rate of development of the stormwater drainage system is determined by funding through the City's Capital Priorities Plan. Asset Management & Public Works is evaluating the alternative of funding the stormwater drainage system as a utility. Development of the sanitary sewer drainage system is financed by the Sanitary Sewer Strategy Fund.

The following funded and unfunded stormwater drainage projects will be required in the industrial southeast to support development to the year 2022 (Map 9).

FUNDED PROJECTS – Cost $5,674,000

Mill Creek and Fulton Creek Stormwater Drainage Basin
Mill Creek Tunnel Liner - Phase 1
Cost: $449,000, Construction: 2002

Mill Creek Flood Control – Phase 1
Cost: $181,000, Construction: 2006

Mill Creek Pond – Construction
City Cost: $2,273,000, Construction: 2002
(Provincial/Federal shared cost contribution: $4,546,000)

Argyll Tunnel Pond – Design Only
Cost: $90,000, Design work: 2003

Goldbar Stormwater Drainage Basin
Morris Industrial Pond
Cost: $266,000, Construction: 2004

MacKenzie Pond – Phase 1
Cost: $2,415,000, Construction: 2005

Lead Group:
- *Asset Management & Public Works*

Support Group:
- *Planning & Development*
- *Transportation & Streets*

Partners:
- *Land owners & developers*

UNFUNDED PROJECTS *– Cost: 2003 to 2006 - $9,900,000*
2006 to 2022 - $24,736,000
Total $34,636,000

Mill Creek and Fulton Creek Stormwater Drainage Basin

Mill Creek Tunnel Liner – Phase 2
Cost: $3,872,000, Proposed Construction: After 2006

Argyll Tunnel Pond – Phase 1
Cost: $5,891,000, Proposed Construction: 2003 to 2006

Mill Creek Flood Control – Phase 2
Cost: $909,000, Proposed Construction: After 2006

Argyll Tunnel Pond – Phase 2
Cost: $3,715,000, Proposed Construction: After 2006

Mill Creek, Fulton Creek and Goldbar Stormwater Drainage Basin

Southeast Industrial – Phase 1
Cost: $2,501,000, Proposed Construction: 2003 to 2006

Southeast Industrial – Phase 2
Cost: $7,517,000, Proposed Construction: After 2006

Goldbar Stormwater Drainage Basin

MacKenzie Pond – Phase 2
Cost: $1,508,000, Proposed Construction: 2003 to 2006

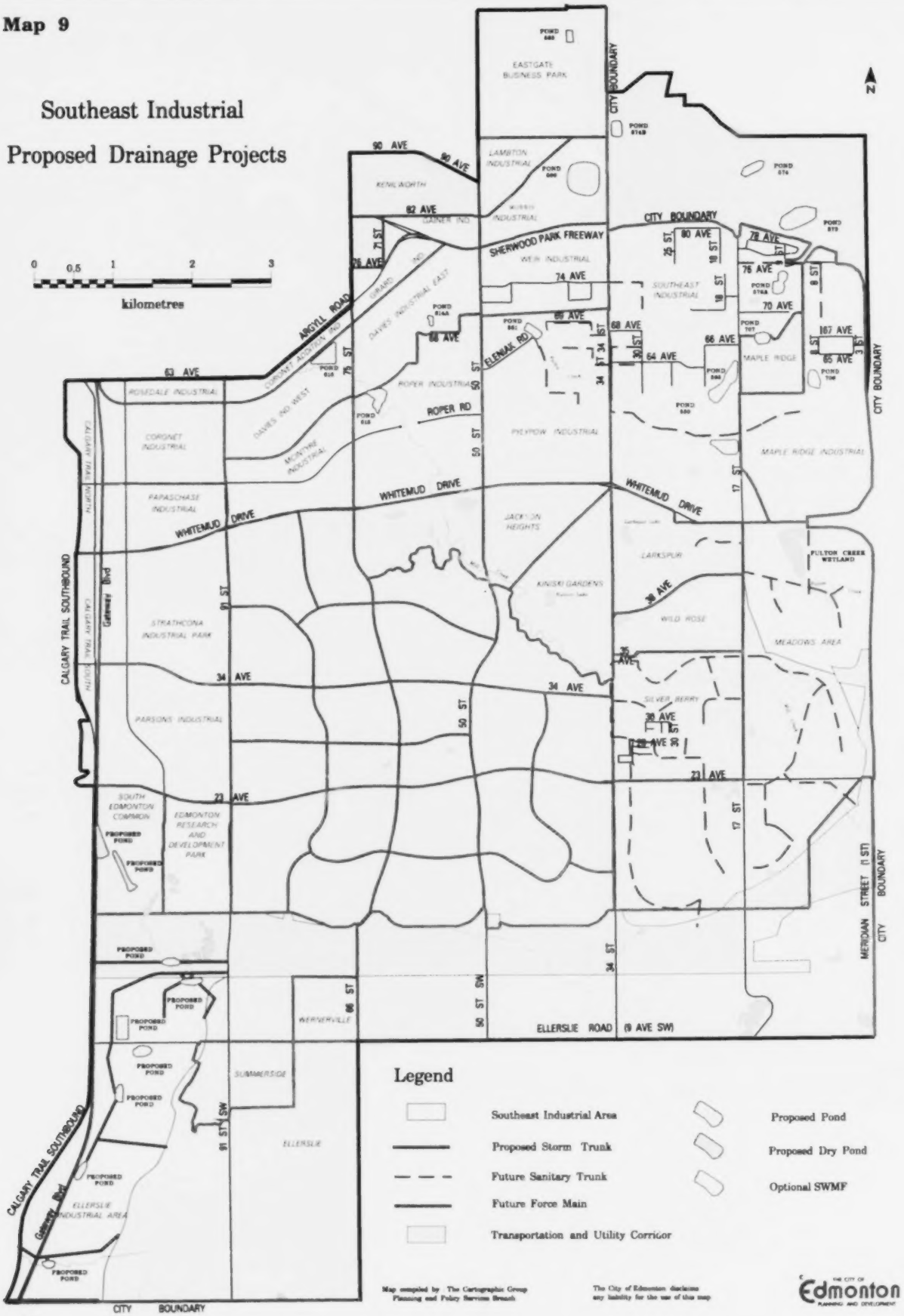
Mackenzie Pond – Phase 3
Cost: $1,977,000, Proposed Construction: After 2006

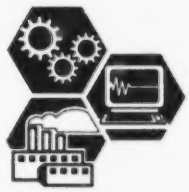
Morris Industrial Pond
Cost: $6,746,000, Proposed Construction: After 2006

Additional drainage infrastructure will be proposed through a drainage plan being prepared for the industrial Northwest in 2002. A drainage plan for the Northeast is proposed but not yet scheduled.

Map 9

Southeast Industrial
Proposed Drainage Projects

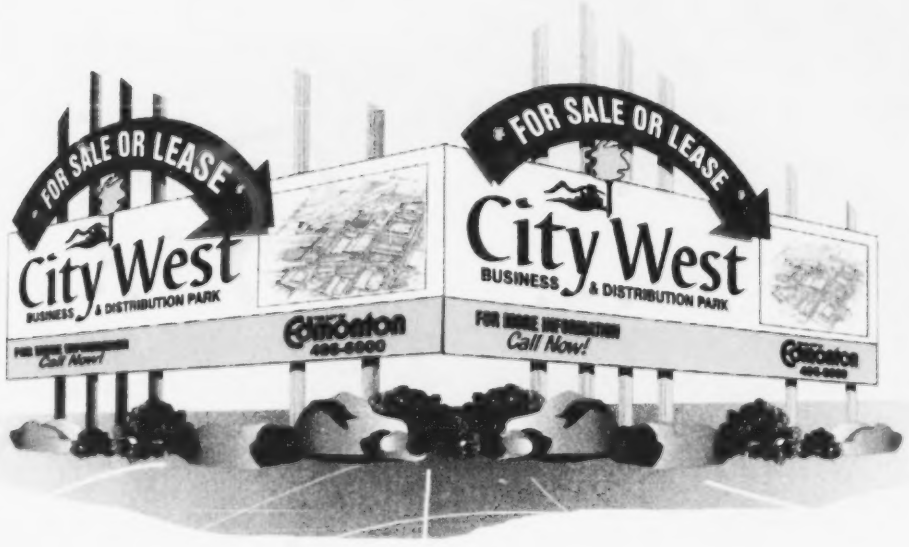




E) Investigate and, where appropriate, apply modified standards for infrastructure development, within an industrial plan framework, for areas with significant servicing constraints or special servicing requirements. ***Adopting new standards ...*** Planning & Development will initiate discussions with public and private sector service providers and representatives of the industrial land development business regarding development standards for industrial areas. Modified standards may be adopted within an industrial plan, where normal City standards pose a significant obstacle to development and the modifications are consistent with planned land use in the industrial area. To initiate discussion, Drainage Services has prepared a working paper to present alternative drainage infrastructure standards and identify where they may be applicable. The first areas to be reviewed will be the Winterburn Industrial Area, East and West.	***Lead Group:*** • *Planning & Development* ***Support Groups:*** • *Asset Management & Public Works* • *Transportation & Streets* **Partners:** • *Utility Companies* • *Land owners & developers* • *Urban Development Institute*
F) Plan for the provision of services required by businesses and their employees as industrial areas expand. ***Serving people and businesses ...*** The City of Edmonton provides services to people and property that are valued by industrial businesses and their employees. The City's emergency response capabilities and public transit system are examples of services that play a role in the location decisions of businesses. Departmental service delivery plans and budgets will continue to address the need of businesses and their employees as industrial areas expand.	***Lead Group:*** • *Transportation & Streets* • *Emergency Response* • *Community Services*

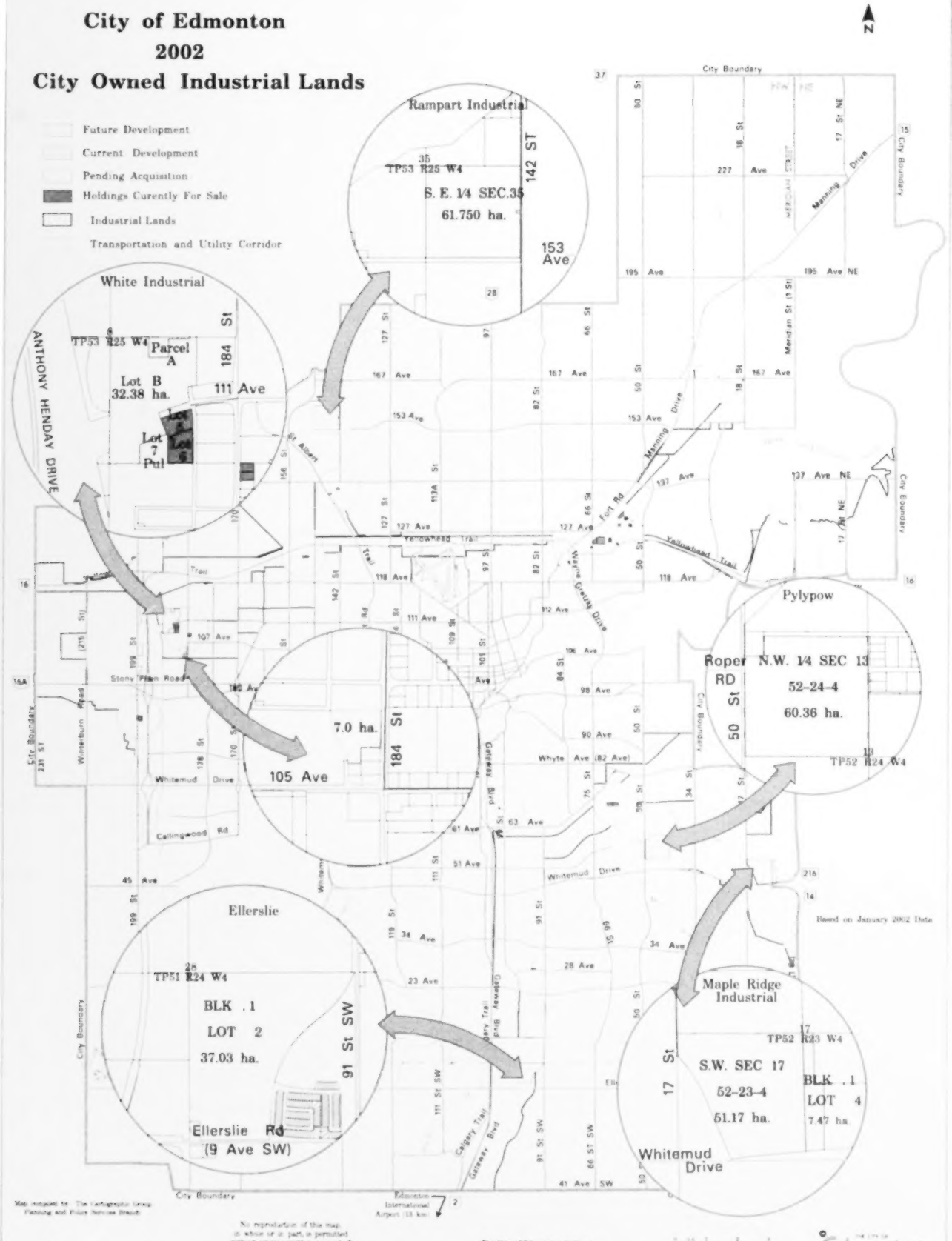
6) City of Edmonton strategic industrial land development and sales

A) Play an active role in meeting demand for industrial development sites through strategic land acquisitions, planning, land development and sales. ***A more active role for the City ...*** The City will intensify its industrial land development activity within existing programs to ensure timely provision of serviced land. City land development activities will be managed to be complementary with private sector land development in responding to demand for land in Edmonton's industrial areas. The Land Enterprise is used to finance land-related projects. Money from the Land Enterprise is used to purchase and develop land and is recovered from profits from land sales. The City will make strategic investments to remove obstacles to development or fund infrastructure with the objective of recovering investments through the development of industrial lands. The City's major land holdings for future industrial use, as of January 1, 2002, are shown on Map 10.	***Lead Group:*** • *Asset Management & Public Works*



Map 10

City of Edmonton
2002
City Owned Industrial Lands



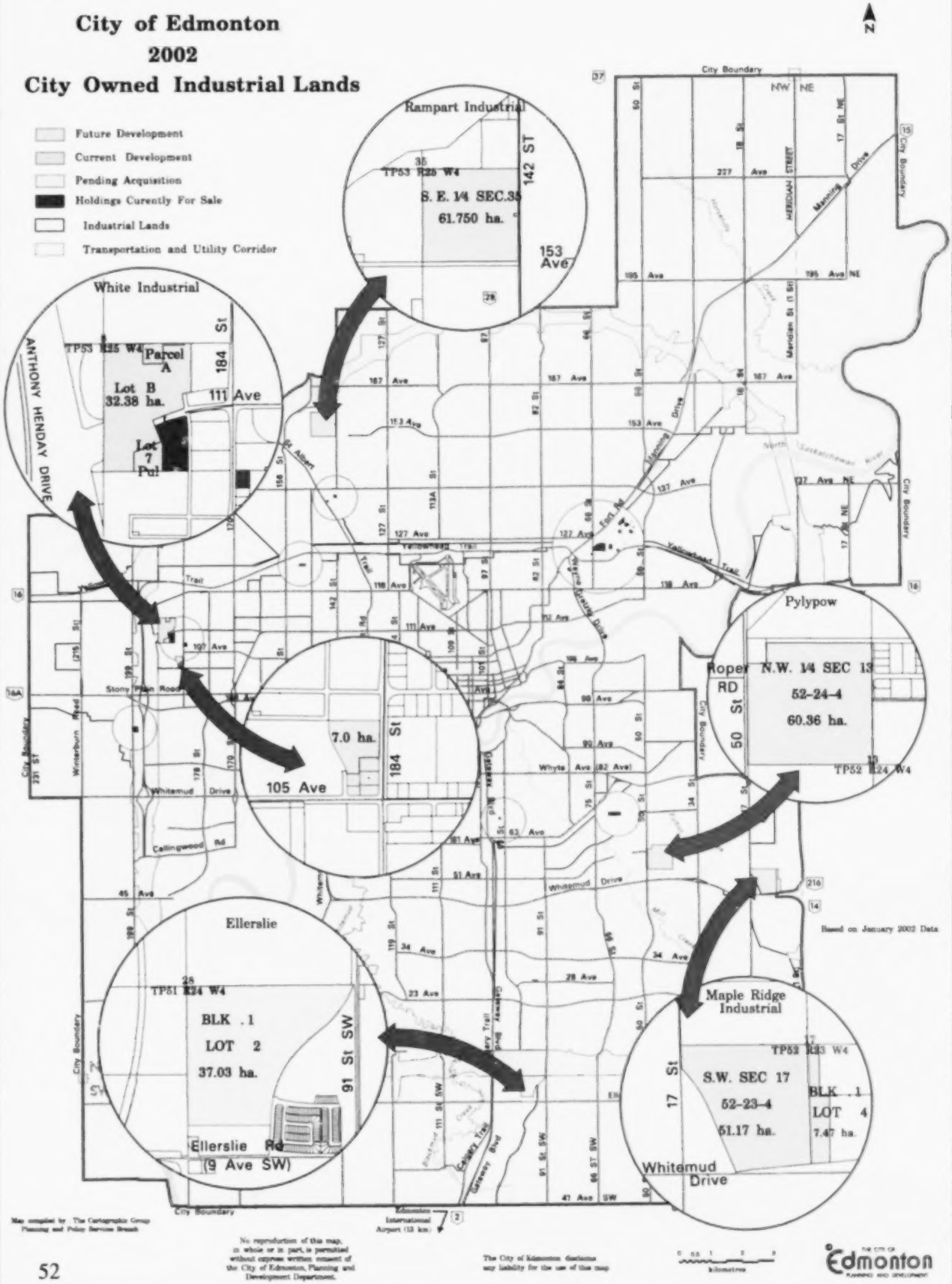
Map compiled by: The Cartographic Group, Planning and Policy Services Branch

No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Planning and Development Department.

The City of Edmonton disclaims any liability for the use of this map.

Map 10

City of Edmonton
2002
City Owned Industrial Lands



B) Establish partnerships with private and public sector interests to develop industrial lands. ***Sharing risks and rewards…*** The City will enter into partnerships with private or public land developers to enable development and leverage City investment. For example: A development partnership was created to overcome cost and servicing constraints in White Industrial. The City has developed City West Industrial Park with Western Asset Management (WAM) as a joint venture partner. In Pylypow, the City owns 60 hectares of industrial land. Adjacent owners are dependent on City development to provide services to their land. The City may enter into a cost-sharing partnership to enable development. Existing programs funded through the CPP provide a suitable framework for partnership arrangements.	***Lead Group:*** • *Asset Management & Public Works* ***Support Group*** • *Corporate Services* ***Partners:*** • *Private & public sector land developers*
C) Initiate planning and servicing, when required, to maintain the supply of industrial land in Edmonton's major industrial areas. ***Opening up industrial areas…*** The City will use land exchange, acquisition and land development capabilities, acting alone or in partnership, to initiate the development process in new industrial areas to maintain the supply of serviced industrial land above targeted minimum levels or where there is other benefit to the City.	***Lead Group:*** • *Asset Management & Public Works.*
D) Support industrial development initiatives as identified and promoted by Economic Development Edmonton. ***Creating opportunity …*** The City Administration will work with Economic Development Edmonton to develop opportunities created by EDE initiatives that require industrial land.	***Lead Group:*** • *Economic Development Edmonton* ***Partners:*** • *City Manager's Office*

7) Enhancing the marketing of industrial land

A) Continue to actively market City-owned industrial properties. ***Active marketing of City land….*** The City will continue to actively market its industrial properties to potential buyers and partners. To enhance the exposure of City-owned properties to the marketplace, private sector realtors will continue to receive full sales commissions for selling industrial properties listed by the City of Edmonton through the Edmonton Real Estate Board.	***Lead Group:*** • *Asset Management & Public Works* ***Partners:*** • *Edmonton realtors & developers* • *Edmonton Real Estate Board*
B) Use the City of Edmonton's geographic information system and internet technologies to assist with marketing and selling City owned land and investigate extending its use to other private and public sector industrial realtors and developers. ***Using Smart City technology …*** The City of Edmonton is a leader among municipal governments in the field of information technology. The City's geographic information system, when combined with internet technology, can be a major asset to marketing programs. The City will pursue the following initiatives: • Asset Management & Public Works and Corporate Services staff will expand the use of City of Edmonton Spatial Land Inventory Management system (SLIM), and Internet technology to market and sell City owned land. • The City Web Committee has endorsed the use of the City web site for approved economic development purposes. City staff will work with the Edmonton Real Estate Board, Alberta Economic Development and Economic Development Edmonton to evaluate the potential for using the City's GIS and internet technology to support the marketing and selling efforts of private as well as public sector realtors and developers.	***Lead Group:*** • *Asset Management & Public Works* • *Corporate Services* ***Support Group*** • *Planning & Development* ***Partners:*** • *Edmonton Real Estate Board* • *Economic Development Edmonton* • *Province of Alberta*

• The City administration will support Economic Development Edmonton in establishing a regional source of information on industrial land.	
C) Maintain channels for industrial land inquiries arising from economic development activities to be conducted to and within the City administration. ***Communicate, communicate, communicate ...*** City staff and Economic Development Edmonton staff will improve channels of communication to welcome and respond to inquiries from industries seeking industrial property.	***Lead Group:*** • *Asset Management & Public Works* ***Support Group:*** • *Planning & Development* ***Partners:*** • *Economic Development Edmonton*
D) Promote industrial development in Edmonton through the implementation of the Greater Edmonton Competitiveness Strategy recommendations. ***A Team Edmonton approach to economic development...*** The Greater Edmonton Competitiveness Strategy has identified Enterprise Attraction as a flagship initiative to attract new industries to Edmonton. The City Administration will continue to work with EDE and the other Competitiveness Strategy partners to ensure that suitable industrial development opportunities are available to accommodate new business as well as the growth of existing industries.	***Lead Group:*** • *Economic Development Edmonton* ***Partners:*** • *Greater Edmonton Competitiveness Strategy participating partners* • *City Manager's Office*

8) Strategic economic development partnerships and programs

A. Participate in economic development partnerships involving public and private sector partners to accommodate requirements for industrial land. ***Enterprising Edmonton ...*** The City of Edmonton will participate in economic development initiatives where direct involvement by the municipal government can create development opportunities. Initiatives that are underway provide examples of the opportunities the City will pursue: • The City will work with educational and research institutions and the governments of Canada and Alberta to pursue opportunities for the development of research intensive industries requiring industrial land for growth. • A liaison committee has been established by the City Manager to develop these relationships. • The focus will be on health sciences and nanotechnology industries, complementary with two flagship initiatives identified by the Greater Edmonton Competitiveness Strategy. • Asset Management and Public Works is investigating opportunities to develop recycling industries using the waste products of the City of Edmonton's Waste Management Facility. • Economic Development Edmonton will continue to manage the Edmonton Research Park and will investigate, with the Alberta Research Council and Asset Management & Public Works, opportunities to expand the park and its facilities. • EDE will work with Edmonton Regional Airports Authority to improve air transportation and to develop aerospace and related industries at the City Centre Airport.	***Lead Group:*** • *City Manager's Office* ***Support Group:*** • *Asset Management & Public Works* ***Partners:*** • *Economic Development Edmonton*

B) Provide City Administration participation in the Greater Edmonton Competitiveness Strategy and implement recommendations as directed by City Council. The City Administration will continue to work with Greater Edmonton Competitiveness Strategy Committees as new initiatives are developed and implemented, subject to capital and operating budget approvals by City Council.	***Lead Group:*** • *Economic Development Edmonton* ***Partners:*** • *City Manager's Office*
C) Continue to work with the Province and surrounding municipalities to jointly address regional and inter-municipal storm and sanitary drainage, transportation and land use issues and planning. ***Regional co-operation ...*** City representatives will continue discussions on drainage, transportation and land use plans with their counterparts in the Province and in adjacent municipalities.	***Lead Group:*** • *Asset Management & Public Works* • *Transportation & Streets* • *Planning & Development* ***Partners:*** • *Province of Alberta* • *Strathcona County* • *Leduc County* • *Parkland County* • *Sturgeon County* • *St. Albert* • *Fort Saskatchewan*

9) Monitoring industrial land supply and demand

A) Monitor and prepare an annual report on supplies of vacant industrial land and industrial development activity within Edmonton. ***Keeping track of industrial land ...*** Planning & Development will track inventories of vacant land and development activity. Information on land supply and consumption will be reported annually, will be linked to the City's land development and marketing initiatives and will be used in monitoring implementation of the Industrial Land Strategy.	***Lead Group:*** • *Planning & Development* ***Support Group:*** • *Asset Management & Public Works* • *Transportation & Streets*
B) Monitor trends in the supply of available industrial properties on the city and regional real estate market, in co-operation with industrial developers and realtors. ***Market intelligence...*** Asset Management and Public Works will continue to monitor trends in the industrial property market in cooperation with other Edmonton developers and realtors. Information from monitoring activities will be used to guide the City's land development program.	***Lead Group:*** • *Asset Management & Public Works* ***Support Group:*** • *Planning & Development* ***Partners:*** • *Economic Development Edmonton* • *Builders, realtors and developers.* • *Province of Alberta*

Background to the Industrial Land Strategy

Edmonton's Industrial Land Strategy has benefited from the viewpoints of a broad cross-section of individuals drawn from industrial businesses, land developers, realtors, financing organizations, utility companies, consultants, economic development agencies and civic staff.

Information was prepared specifically for the strategy or was prepared for a related activity or program and was used as input to the strategy. For a summary of information and related projects, refer to the Background Report on Edmonton's Industrial Land Strategy, or to the following documents:

Edmonton Industrial Land Strategy Input from Workshop Sessions with Industry, Western Management Consultants, November 17, 1999.

City of Edmonton Industrial Land Report, the Supply and Status of Vacant Industrial Land, January 1, 2000, City of Edmonton Planning & Development Department.

City of Edmonton Industrial Land Strategy Demand Study, Western Management Consultants in association with Dianne Lougheed Keefe Consulting Inc. and Nichols Applied Management, June 30, 2000.

Update of City of Edmonton Infrastructure Inventory and Investment Needs, Office of Infrastructure, City of Edmonton, September 2000.

Blueprint for a Next Generation Economy, Prepared for Economic Development Edmonton by ICF Consulting, December 22, 2000.

Edmonton Socio-Economic Outlook 2001- 2006, City of Edmonton Forecast Committee, October 2001.

Edmonton Population and Employment Forecast Allocation Study 2000-2025, Applications Management Consulting Ltd., November 2001.

A Study of Industrial Land Development Financing in the City of Edmonton, Nichols Applied Management, Management and Economic Consultants, December 2001.

Industrial Land Development – Benchmarking Other Cities, Real Estate Advisory Services, PricewaterhouseCoopers Consulting, December 2001.

Capital Priorities Plan, 2002 to 2006, City of Edmonton Corporate Services Department, December 2001.